Planning & Zoning Board Meeting

December 22, 2022 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom Meeting: https://us06web.zoom.us/j/81080136638?pwd=dkJHbTltU1U5UzI3a1hsUVRMSzNBdz09
Meeting ID: 810 8013 6638 | **Passcode:** 699991

CALL TO ORDER
ROLL CALL

CONSENT AGENDA
Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. Consideration and Approval of the November 17, 2022, Planning and Zoning Board Meeting minutes.

PUBLIC HEARING

OLD BUSINESS

2. Consideration and Approval: **1100 N Temple Ave Elevation Re-Submission**

3. Consideration and Approval: **Venezia Townhomes Elevations Re-Submission**

NEW BUSINESS

4. Consideration and Approval: **Dream Finders (3 New Models) Elevation Submission**

PUBLIC COMMENTS
Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference

Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STS) and Enhanced Speech to Speech.

NOTICE: ONE OR MORE COUNCILORS MAY BE PRESENT TO HEAR OR PARTICIPATE IN DISCUSSION REGARDING MATTERS WHICH MAY COME BEFORE TOWN COUNCIL FOR ACTION.

Howey Town Hall is inviting you to a scheduled Zoom meeting.
Topic: **Planning & Zoning Board Meeting**
Time: **Dec 22, 2022 06:00 PM Eastern Time** (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/81080136638?pwd=dkJHbTltU1U5UzI3a1hsUVRMSzNBdz09
Meeting ID: 810 8013 6638
Passcode: 699991

Dial by your location
+1 646 558 8656 US (New York)
+1 720 707 2699 US (Denver)
+1 346 248 7799 US (Houston)
Meeting ID: 810 8013 6638
Passcode: 699991
Find your local number: https://us06web.zoom.us/u/kYbSRjuhq

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.

Planning & Zoning Board Meeting

November 17, 2022 at 6:00 PM

Howey-in the-Hills Town Hall 101 N. Palm Ave., Howey-in-the-Hills, FL 34737

CALL TO ORDER
ROLL CALL

BOARD MEMBERS PRESENT
Board Member Alan Hayes | Board Member Richard Mulvany | Board Member Frances Wagler | Vice-Chair Ron Francis III | Chair Tina St. Clair

BOARD MEMBERS ABSENT
Board Member Shawn Johnson

STAFF MEMBERS PRESENT
Sean O'Keefe, Town Administrator | John Brock, Town Clerk | Tom Harowski, Town Planner | Jack Pavlik, Building Services Clerk | Rick Thomas, Police Chief

CONSENT AGENDA
Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. Consideration and Approval of the October 27, 2022, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Mulvany to approve the Consent Agenda; seconded by Vice-Chair Francis III. Motion passed unanimously by voice vote.

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair
Nay: None

PUBLIC HEARING

None

OLD BUSINESS

2. Consideration and Recommendation: **Grid Street Comprehensive Plan Amendment**

DRAFT

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented the Board with his proposed policy amendment options to the grid street requirements in the Comprehensive Plan. Mr. Harowski explained that Policy 1.11.4 had a proposed amendment that removed a date and made the Architectural Guidelines an ongoing item. Mr. Harowski explained that there were three proposed options for Policy 1.11.6. Option A for 1.11.6 would simply eliminate the requirement altogether, option B would promote interconnected neighborhoods utilizing pedestrian linkages, bicycle paths, and alternate transportation methods such as golf carts as appropriate, and option C would also promote interconnected neighborhoods like Option B with the addition of recommending vehicular connections as appropriate. Mr. Harowski explained that the proposed change for Policy 1.11.7 would still require two vehicular access points for subdivisions of 50 or more lots, however it would allow for one of those access points to be "emergency use only" if physical points cannot be provided.

Tina St. Clair, Board Chairperson, asked Police Chief, Rick Thomas, to speak about his viewpoint on the proposed policies. Chief Thomas stated that he believed that Policy 1.11.7 should include the two points of access into subdivisions, as it will allow for quicker direct access in the event of an emergency. As an example, Chief Thomas explained that he did not think residents would want an additional 5-minute delay to bring an AED to a resident having a heart attack due to there not being a direct access.

Tina St. Clair, Board Chairperson, opened Public Comment.

Paul Hoar, 503 Mission Lane – Mr. Hoar had questions about how these proposed policies would affect the proposed Thompson Grove development. Mr. Hoar then gave the board a set of maps that he wanted to be submitted into the Town's records.

Peter Tuite, 300 E Croton Way – Mr. Tuite doesn't think that subdivisions need two access points.

Paula Abney, 411 E Orchid Way – Mrs. Abney stated she believed that one access point for a subdivision would be cheaper for property insurance.

Tim Everline, 1012 N Lakeshore Blvd – Mr. Everline stated that he believed this issue has come before the Board too many times and that he would prefer Option A or Option B with a clear designation of non-automotive options only.

Seeing no further public comment, Tina St. Clair, Board Chairperson, closed Public Comment and opened Board Comments.

Motion made by Vice-Chair Francis III to recommend the proposed amendment to Policy 1.11.4; seconded by Board Member Mulvany. Motion approved unanimously by roll-call vote. Proposed Policy 1.11.4 - ***Establishing Architectural Guidelines****. The Town shall continue to apply the Land Development Regulations for architectural guidelines for the Town Center Mixed Use and Village Mixed Use land use to maintain the unique and hometown charm of Howey-in-the-Hills. The Town shall encourage historical and traditional styles native to the Howey-in-the-Hills area and new and innovative architectural design when appropriate.*

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair
Nay: None

Motion made by Vice-Chair Francis III to recommend the proposed amendment Option C to Policy 1.11.6; there was no second for this motion.

Motion made by Board Member Mulvany to recommend the proposed amendment Option B to Policy 1.11.6; seconded by Board Member Hayes. Motion approved by roll-call vote. Proposed

Policy 1.11.6 - ***Promoting interconnected neighborhoods***. *The Town shall support the development of interconnected neighborhoods using pedestrian linkages, bicycle facilities, and alternative transportation methods such as golf carts as appropriate*.

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Chair St. Clair
Nay: Vice-Chair Francis III

Motion made by Board Member Mulvany to recommend the proposed amendment to Policy 1.11.7; seconded by Vice-Chair Francis III. Motion passed by roll-call vote. Proposed Policy 1.11.7 - ***Multiple access to subdivisions***. *The Town shall require new developments consisting of 50 lots or more to have a minimum of two points of vehicular access. The use of access points restricted to "emergency use only" as one of the required access points shall only be approved as a last resort when at least two points of full vehicular access cannot physically be provided. This policy shall not be construed as prohibiting private streets or prohibiting the use of emergency only access points in addition to the standard vehicular access requirement*.

Voting
Yea: Board Member Mulvany, Vice-Chair Francis III, Chair St. Clair
Nay: Board Member Hayes, Board Member Wagler

NEW BUSINESS

3. Consideration and Approval: **Venezia Townhomes Elevations Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski presented his staff report on this item. Mr. Harowski did not recommend approval for this item due to the developer's submittal not complying with commitments that the developer made in February of 2022 during their Final Subdivision Plan Review with the Town Council.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only; seeing there was no public comment, she closed the Public Comment for this item.

Motion made by Board Member Mulvany to deny (developer would need to resubmit with previously-committed-to architectural details); seconded by Board Member Wagler. Motion passed unanimously by roll-call vote.

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair
Nay: None

4. Consideration and Approval: **107 E Croton Way Elevation Approval**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski stated that this applicant had met the standards and he recommended approval. Ken Wagner, builder for the home, was available for questions.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only; seeing there was no public comment, she closed the Public Comment for this item.

Motion made by Board Member Mulvany to approve; seconded by Vice-Chair Francis III. Motion approved unanimously by voice vote.

DRAFT

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair
Nay: None

5. Consideration and Approval: **1100 N Temple Ave Elevation Submission**

Tina St. Clair, Board Chairperson, asked Tom Harowski, Town Planner, to introduce and explain this item. Mr. Harowski explained that their side of the house facing E Camilla Way did not meet the requirements.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only.

Peter Tuite, 300 E Croton Way – Mr. Tuite was concerned about the existing oak trees on the lot and did not want all the trees cut down.

Board Chair, Tina St. Clair, closed Public Comment.

Motion made by Board Member Wagler to deny (applicant would need to resubmit with the appropriate number of design elements); seconded by Board Member Mulvany. Motion approved unanimously by voice vote.

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair
Nay: None

6. Consideration and Recommendation: **Ellen Yarckin applicant for the Planning and Zoning Board**

Tina St. Clair, Board Chairperson, asked Mrs. Yarckin to explain her experience and her interest in Board. Mrs. Yarckin explained that she was a Building Inspector.

Tina St. Clair, Board Chairperson, opened Public Comment for this item only; seeing there was no public comment, she closed the Public Comment for this item.

Motion made by Board Member Wagler to recommend Ellen Yarckin for the Planning and Zoning Board; seconded by Board Member Mulvany. Motion passed unanimously by voice vote.

Voting
Yea: Board Member Hayes, Board Member Mulvany, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair
Nay: None

PUBLIC COMMENTS
Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Paula Abney, 411 E Orchid Way – Mrs. Abney had questions about the Grid Street Policy.

Tim Everline, 1012 N Lakeshore Blvd – Mr. Everline questioned who would determine access points.

BOARD COMMENTS

Fran Wagler – Board Member Wagler urged the Board to listen to existing residents.

DRAFT

ADJOURNMENT

There being no further business to discuss, a motion was made by Board Member Mulvany to adjourn the meeting; Vice-Chair Francis III seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:25 p.m. | **Attendees: 33**

_____
Tina St. Clair Chairperson

ATTEST:

_____
John Brock, Town Clerk

DRAFT

TMH CONSULTING, INC.
Community Planning Services

TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: 1100 North Temple Residential Design Review
DATE: December 7, 2022

At the last Planning Board meeting the review of the proposed residence at 1100 North Temple (corner of North Temple and Camellia Way) identified some design issues that needed to be addressed, and the Board raised a question about tree protection on the site. Since that meeting staff has been working with the applicant to modify the design for the second primary façade facing Camellia Way.

The applicant has proposed two additions to the design to meet the minimum design element standard. The existing window will be supported by shutters and the stone trim on the front will be wrapped around the building corner. (The wrapped stone treatment will be added to the left side as well.) Both design elements have been previously accepted on other designs as meeting the code requirement. The fourth design element will be met by the addition of an additional landscaped bed along the unit wall. The use of additional landscaping is specifically allowed as a design choice by the land development regulations. The addition of the landscape bed will be verified with the landscape inspection that accompanies the certificate of occupancy inspection. The goal of the code requirement is to minimize or eliminate the visual impact of large blank walls. The proposed design additions are consistent with accepted designs on earlier units.

Staff had also raised a question about the requirement for a minimum of two colors on the front of the unit. The addition of a stone treatment to the front of the unit meets the two-color requirement, but additionally the applicant has documented the choice of paint colors with a base color, a trim color, and a door color. This documentation satisfies the two-color requirement.

Finally, the Board asked about tree preservation on the lot. The applicants have submitted a landscape plan showing four oak trees to be preserved on the site along with the addition of one new oak tree and two ligustrums as understory trees. The trees to be preserved along Camellia Way will also count toward the street tree requirement. Trees within the building footprint and driveway will necessarily be removed to allow for

construction. A lot of work has been done with the project landscape architect to meet the Town code for residential landscaping and irrigation systems.

Recommendatiion

Staff recommends approval of the residential design.

GAVKEE
CONTRACTING SERVICES, INC.

Color & Material Sheet

Job Address: 1100 N. Temple Ave Hiway in the Hills

GRAY INTERIOR Package - Flooring, Tile, Countertops X
-OR-
BROWN INTERIOR Package - Flooring, Tile, Countertops _____

PAINT SELECTIONS:

Interior (flat): Name Repose Gray SW 7015

Interior Trim / Door (semi-gloss): WHITE

Exterior Body (Satin): Color Name Dorian SW 7017

Exterior Trim (Satin): Color Name Extra White SW 7006

Exterior Front Door (Satin): Color Name Caviar SW 6990

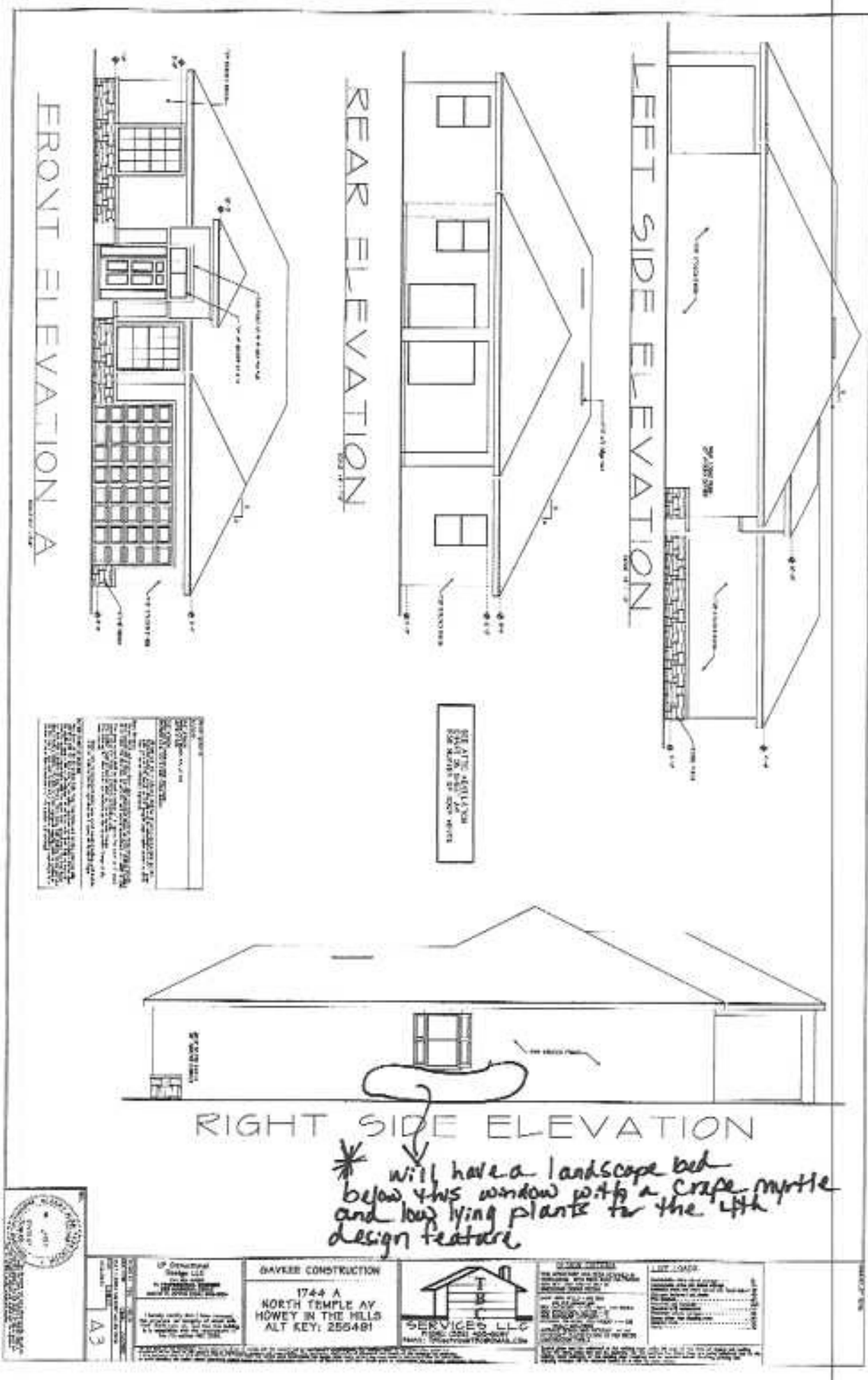
EXTERIOR FEATURES:

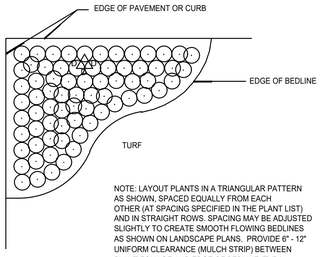
Shingle Color: Weatherwood - OR - (Onyx) (circle one)

Stone Selection Canyon Creek Country Ledge

Stone Placement Under both front windows and 1/2 of garage
Need Stone to return 3' on both sides of house
Cap all Stone

Contact Melissa @ 352-267-3757 with any questions.

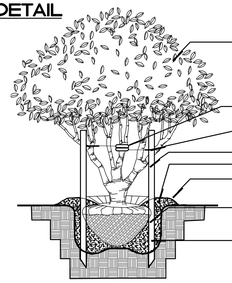

FRONT ELEVATION A
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
* will have a landscape bed below this window with a crape myrtle and low lying plants to the 4th design feature
GAVEEE CONSTRUCTION
1744 A
NORTH TEMPLE AV
HOWEY IN THE HILLS
ALT KEY: 2554181
SERVICES LLC
A3



NOTE: LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE



REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES

THREE 2" x 2"x 8' P.T.P. STAKES

MINIMUM 2" MULCH AS SPECIFIED AND 12-18" FROM TRUNK

6" SOIL SAUCER

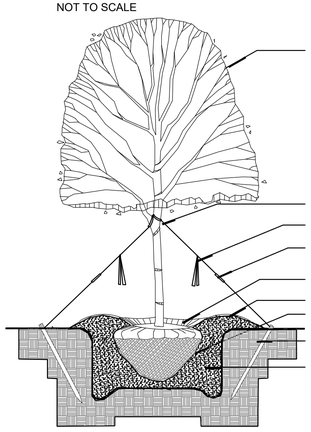
TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS: 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

ORANGE FLAG ABOVE TURNBUCKLE

#10 GAUGE WIRE WITH GALVANIZED TURNBUCKLES AT THREE LOCATIONS (120° APART)

MINIMUM 2" MULCH AS SPECIFIED AND 12-18" FROM TRUNK

6" SOIL SAUCER

TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

2"x4" X 2'-6" P.T.P. WOOD STAKE FLUSH WITH GROUND

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

TREE PLANTING DETAIL

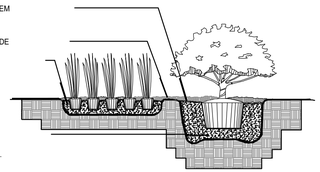
LANDSCAPE PLANTING NOTES:

NOT TO SCALE

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.



PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES: 3 GAL / 2 TABLETS: 1 GAL./1 TABLET.

PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

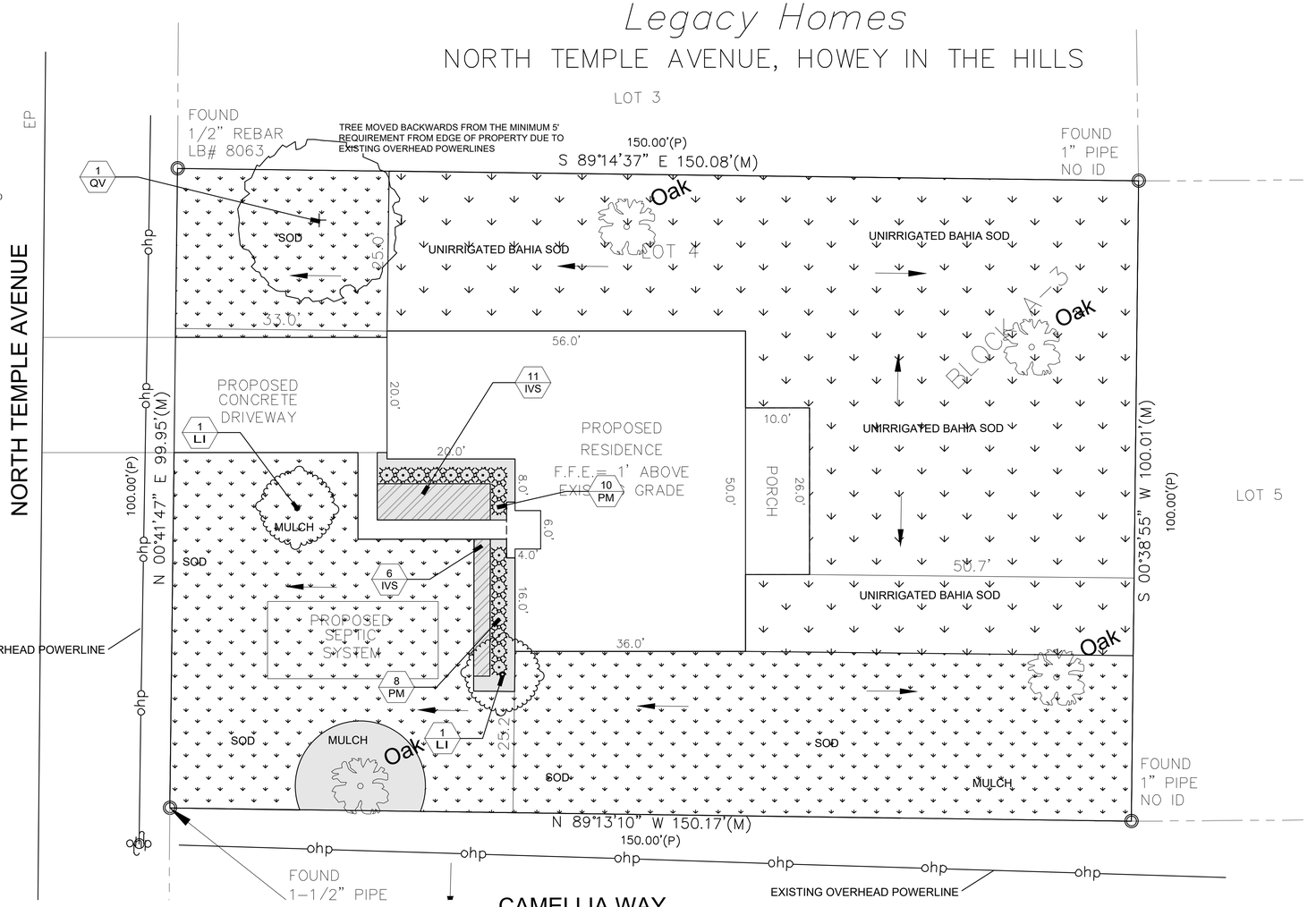
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Legacy Homes

NORTH TEMPLE AVENUE, HOWEY IN THE HILLS



Howey in the Hills Required Landscape Notes

Landscaping Individual Residences Section 7.08.00

7.08.01 Required Landscaping

- **Property is less than half an acre**
- **Minimum three canopy trees required**
- **Unable to plant trees 5 feet from lot line due to existing overhead powerlines**
- **Property currently does not have adjacent sidewalk**
- **Minimum two understory trees required**
- **Maximum 60% of the sodded area to be irrigated. Total landscaped area = 11,639 sq.ft. x 60% = 6,983.4 sq.ft.**

2 **Provided: 5,614 sq.ft. irrigated sod**

- **Shrubs and other plants provided as foundation plantings**
- **Minimum 50% of the landscaped area to be drought tolerant of Florida Friendly Plants. Provided = 100% drought tolerant or Florida Friendly.**

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LI	2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8 FT HEIGHT, 2.5" CALIPER MINIMUM, MULTI-TRUNK	SPACE AS SHOWN GUY
QV	1	QUERCUS VIRGINIANA	LIVE OAK	4" CALIPER, MINIMUM	SPACE AS SHOWN GUY
SHRUBS					
PM	18	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	18" HEIGHT, 3 GAL CAN FULL MINIMUM AT TIME OF PLANTING	30" O.C.
SHRUBS					
IVS	17	ILEX VOMITORIA "SCHILLINGS"	SCHILLINGS DWARF YAUPON HOLLY	3 GAL CAN FULL MINIMUM AT TIME OF PLANTING	30" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop,
Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater,RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2022

REVISION	DATE
REVISED LS AND IR	7/13/22
TOWN COMMENTS	9/7/22

DATE: 09/07/2022

SEAL

Digitally signed by Jason P Bridgewater
Date: 2022.09.07 15:33:39 -04'00'

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

2732 North Temple Ave
Howey in the Hills, Florida

DATE: 06/01/22
DRAWN: JB
CHECKED: JB

L1
LANDSCAPE PLAN

PROJECT NO.: 2022.069

Legacy Homes

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

6) ALL RISERS SHALL BE PAINTED BLACK.

7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.

8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES. USING SNAP-TITE CONNECTORS AND SEALANT.

9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.

13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.

18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

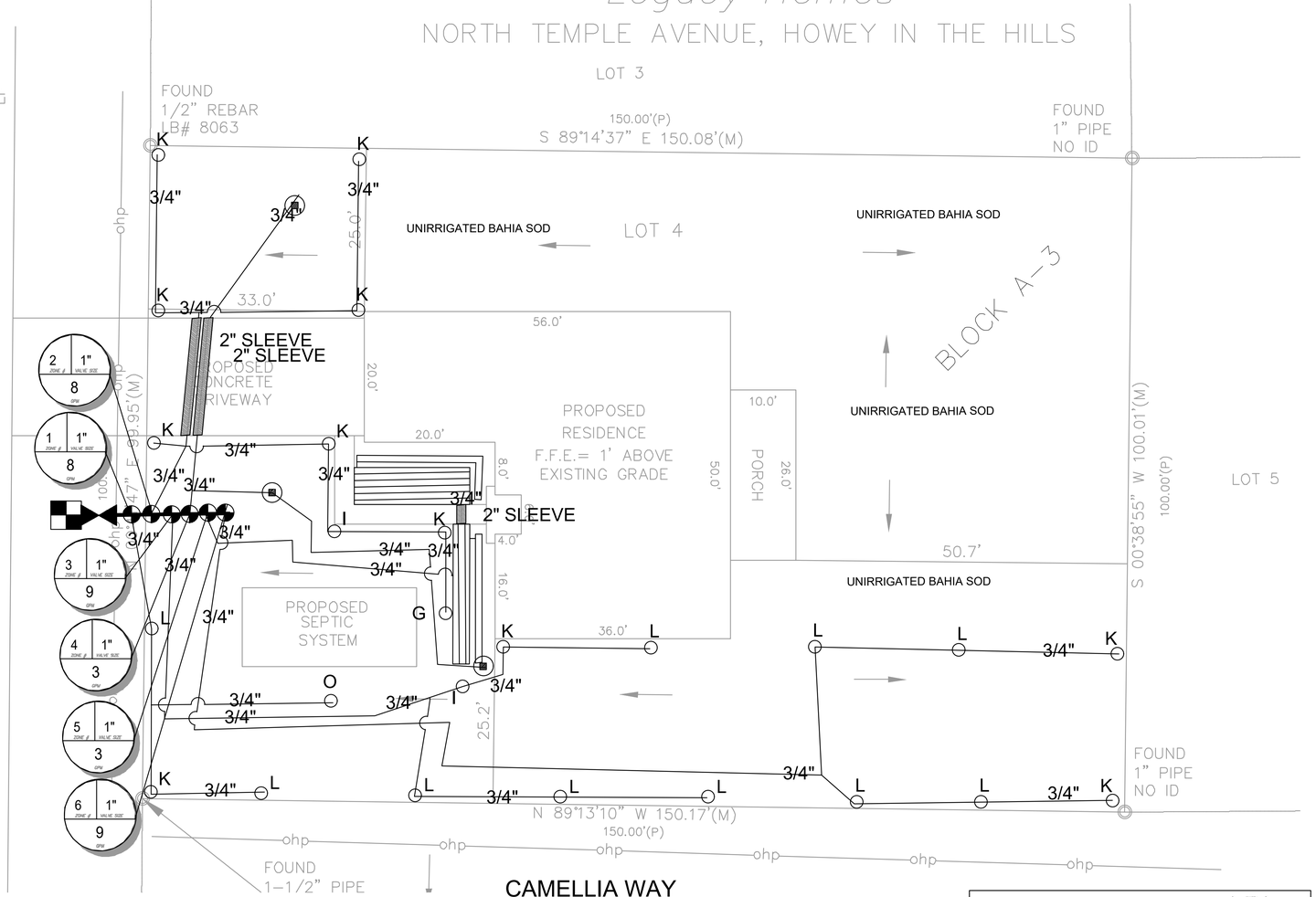
GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

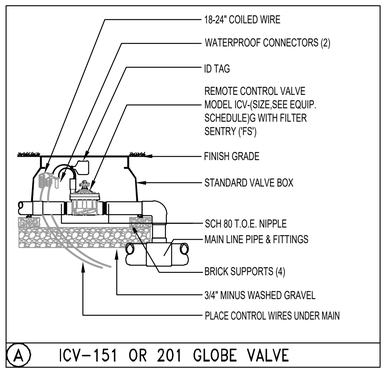
Drip Zone Breakdown:

Drip Zone #5:
Length of Drip Tube: +/-319'
No. of emitters: 319
Emitter Spacing: 12" OC
Tube Spacing: 18" OC ROW
Emitters: 319' Netafim
Use Valve: 1" Valve
LVCZ 8010075-HF
HIGHSIDE AIR RELIEF VALVE



EQUIPMENT LIST

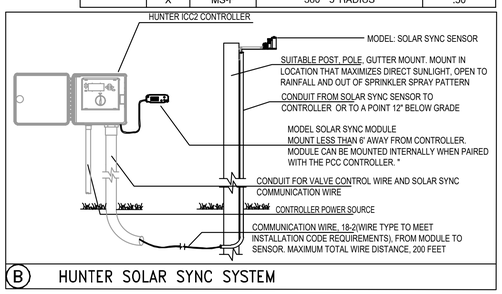
SYMBOL	DESCRIPTION		QUANTITY
◉	0.50 GPM BUBBLER (2 PER TREE)		6
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS		25
◔	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	1"	6
Ⓒ	HUNTER ICC2 12 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.		1
▞	5/8" POTABLE IRRIGATION METER TO PROVIDE 10 GPM AT 40 PSI		1
⋈	5/8" DOUBLE CHECK VALVE BACKFLOW PREVENTOR		1
Ⓢ	HUNTER "SOLAR SYNC" WITH EVAPOTRANSPIRATION SENSOR AND WEATHER CONTROL SYSTEM		1
——	LATERAL LINE SIZE PER PLAN		SEE PLAN
——	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN		SEE PLAN
▭	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 6" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)		SEE PLAN



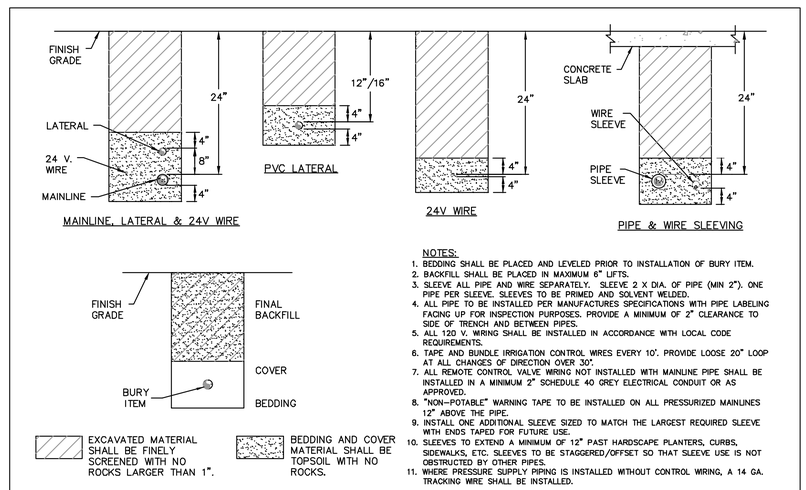
Ⓐ ICV-151 OR 201 GLOBE VALVE

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

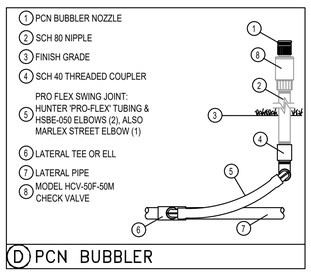


Ⓑ HUNTER SOLAR SYNC SYSTEM

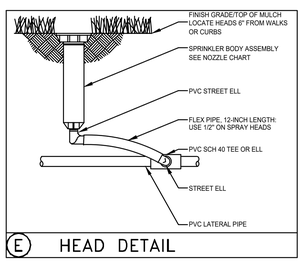


NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

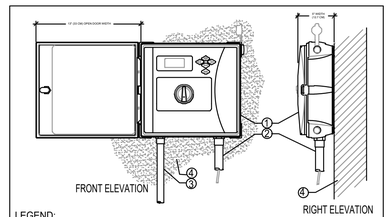
Ⓒ TRENCHING DETAILS



Ⓓ PCN BUBBLER



Ⓔ HEAD DETAIL



LEGEND:
1. IRRIGATION CONTROLLER (12C-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

Ⓕ ICC2 WALL MOUNT CONTROLLER

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IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop, Landscape Architect: Jason Bridgewater,RLA
Deland, FL 32724 Florida Water Star AP
Office: 407 310-5567 jasonbridgewater@gmail.com
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REVISION	DATE
REVISION	DATE
REVISED LS AND IR	7/13/22
TOWN COMMENTS	9/7/22

DATE: 09/07/2022

SEAL

Digitally signed by Jason P Bridgewater
Date: 2022.09.07 15:33:52 -04'00'

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

2732 North Temple Ave
Howey in the Hills, Florida

DATE: 06/01/22
DRAWN: JB
CHECKED: JB

L2
IRRIGATION PLAN

PROJECT NO.: 2022.069

TMH CONSULTING, INC.
Community Planning Services

TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Town of Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhouse Design Approval
DATE: December 12, 2022

D.R. Horton has resubmitted a building design for the proposed 5-unit and 6-unit townhouse buildings to be constructed in the Venezia subdivision. At the November regular meeting the Planning Board deferred consideration of the application for design approval as the plans submitted at that time did not conform to the approval granted by the Town Council.. The Town Council motion for approval reads as follows:

> A motion was made to "conditionally approve the Venezia Townhomes Subdivision Plan contingent on the developer ensuring the shutters and corbeling were placed around the rear windows of the six townhome buildings that have their rears backing Venezia Boulevard (as shown in Exhibit B of the Venezia Townhomes exhibit attachment of this meetings packet)."

The resubmitted design shows the addition of shutters and corbeling for each window on the rear side of the buildings. These additions are consistent with and meet the requirements specified in the Town Council motion of February 14, 2022. The applicant has also submitted a letter acknowledgement that clearly states the units which are to receive the upgraded rear façade design treatment. As recommended by the Planning Board, the upgraded design apples to all buildings with rear facades visible from Venezia Boulevard.

In addition to the added design elements, the Planning Board requested a detail identifying the building applications for the paint palette submitted by the applicant. Additional documentation has been submitted showing where the individual painting palettes will be applied. The specific requirement from the Town is that the design offer at least two colors on the front façade of the unit, and the three painting programs meet that requirement.

Staff Recommendation:

The data submitted by the applicant meets the specific requirement established by the Town Council approval for the project, and therefore staff recommends the project be approved.

December 13, 2022

Town of Howey-in-the-Hills
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

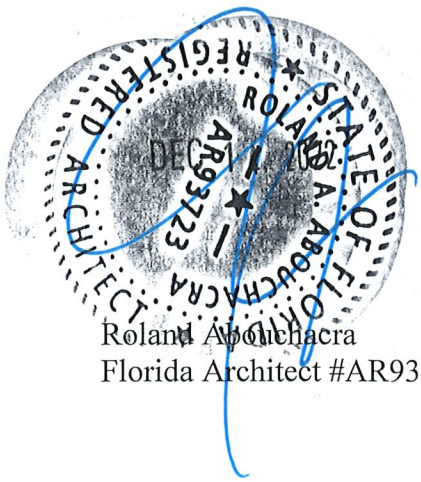
Re: D.R. Horton Homes
Venezia Townhomes
Buildings- 81-85, 86-91, 92-96, 97-101, 102-107 & 108-113

To Whom It May Concern, regarding the above referenced project,

The buildings mentioned above where the rear faces Venezia Blvd., shall have shutters installed on all 2nd story windows.

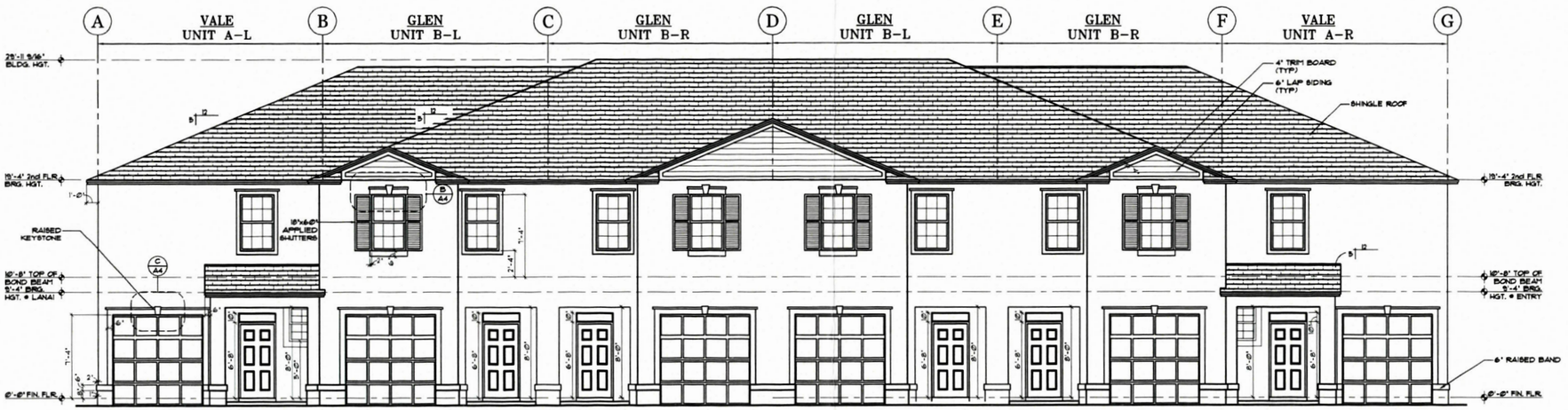
This will meet or exceed all criteria regarding FBCR 2020, 7th Edition. Should you have any questions, please feel free to contact me (407) 774-6078.

Sincerely,



Roland Abouchacra
Florida Architect #AR93723

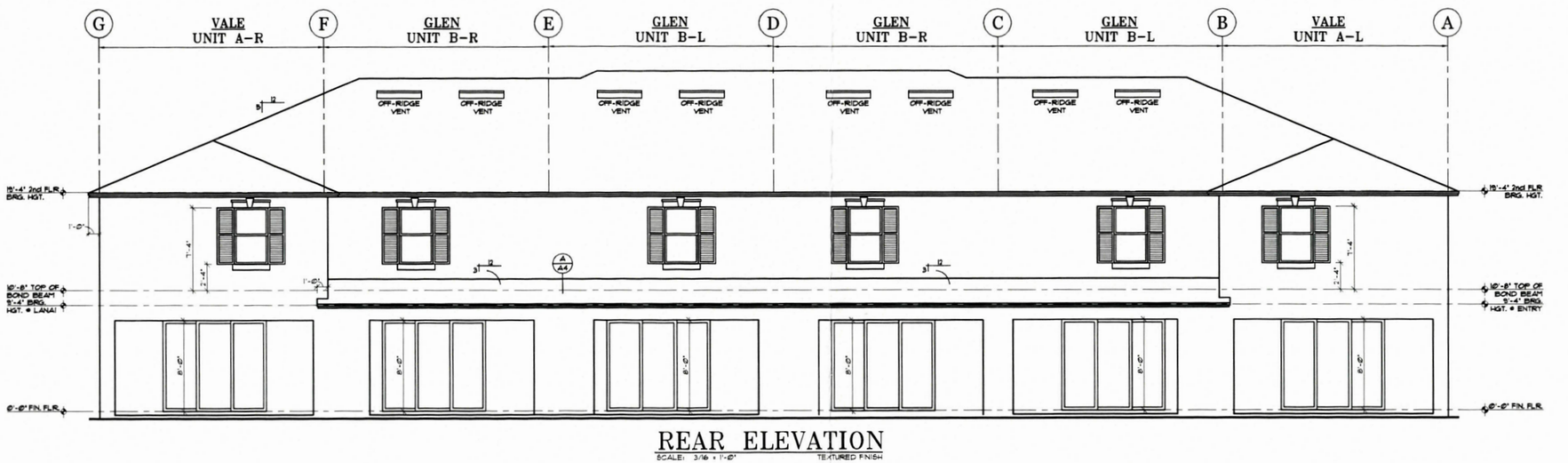
FOR OFF-RIDGE VENT CALCULATIONS
SEE SHEET A4



FRONT ELEVATION

SCALE: 3/16" = 1'-0" TEXTURED FINISH

NOTE: WALL PENETRATION FLASHING AS PER FBCR 1203.4



REAR ELEVATION

SCALE: 3/16" = 1'-0" TEXTURED FINISH

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-6078
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DATE	△ DESCRIPTION
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TITLE SHEET

VENEZIA
6-UNIT TOWNHOMES

BUILDING FRONT & REAR ELEVATIONS
140 MPH EXP. C

JOB #
02368.000/00712

ARCHITECT:
STATE OF FLORIDA

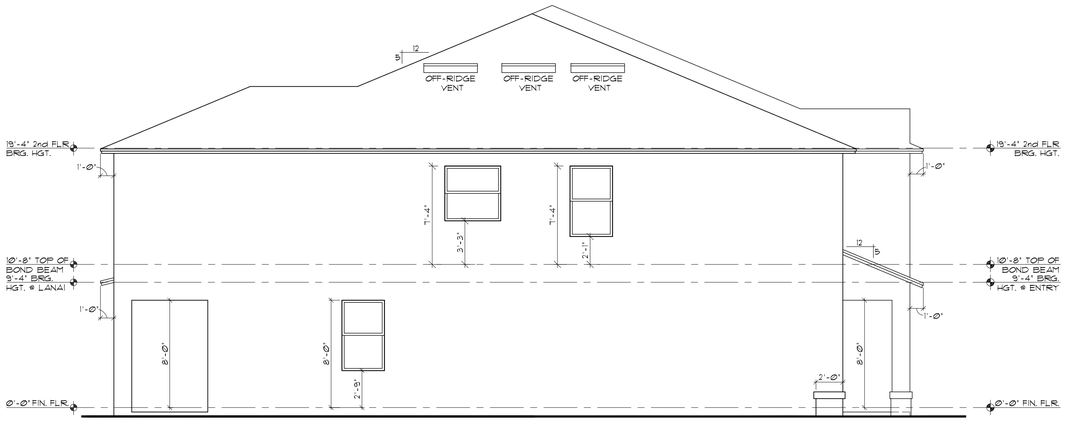
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 11/30/2022
SCALE: AS NOTED
SHEET NO:
A3

FRONT ELEVATION

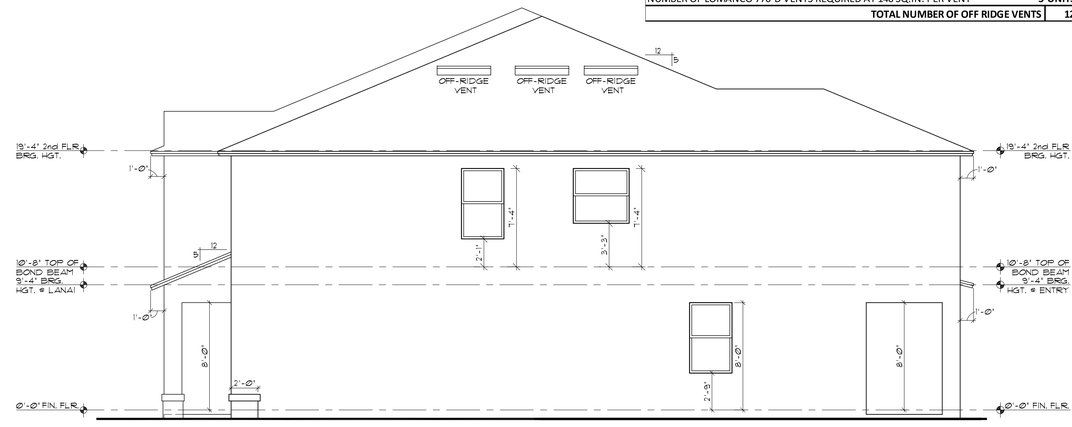
SCALE: 3/16 = 1'-0" TEXTURED FINISH

NOTE: WALL FENESTRATION FLASHING AS PER FBCR 703.4



LEFT ELEVATION

SCALE: 3/16 = 1'-0" TEXTURED FINISH



RIGHT ELEVATION

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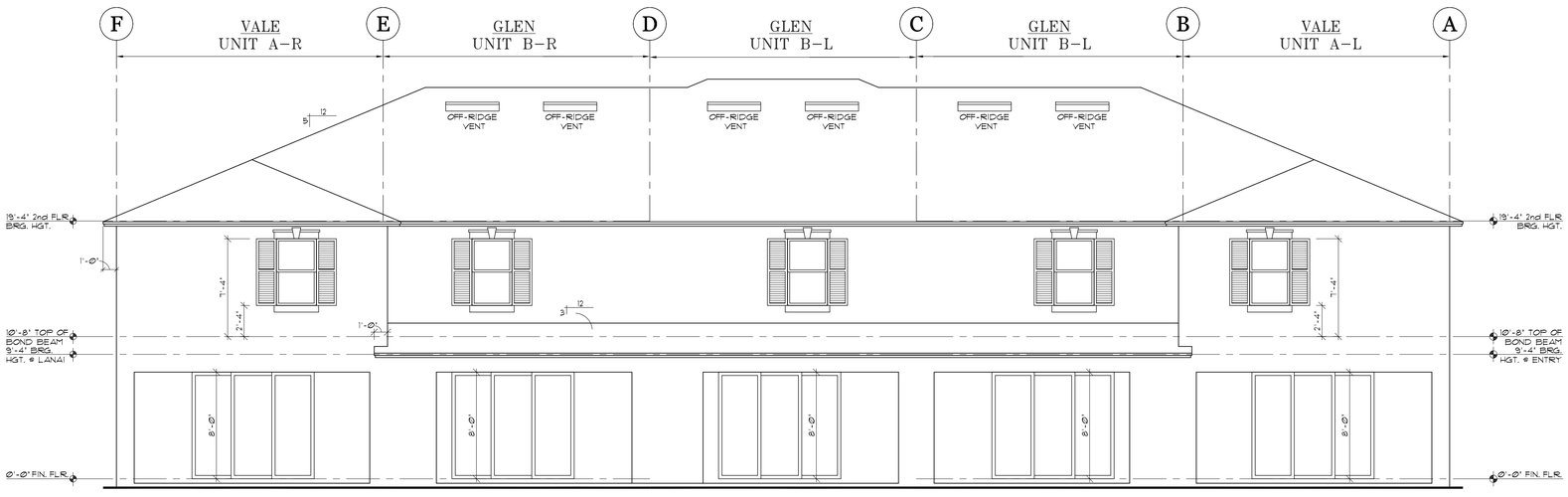

REAR ELEVATION

SCALE: 3/16 = 1'-0" TEXTURED FINISH

OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "A"	
AREA OF ATTIC*	1202 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	4.01 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	576.96 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	288.48 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ.IN. PER VENT	**3 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
AREA OF ATTIC*	1043 SQ. FT.
REQUIRED VENTILATION AREA AT 1 PER 300	3.48 SQ. FT.
VENTILATION AREA X SQ. INCHES PER FT. (144)	500.64 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC (50% OF TOTAL REQUIRED VENTILATION AREA)	250.32 SQ. IN.
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ.IN. PER VENT	**2 UNITS**
OFF RIDGE VENT CALCULATION FOR ATTIC AREA ABOVE DRAFT STOP CONFINES OF UNIT "B"	
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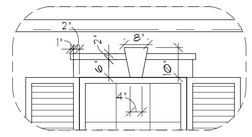
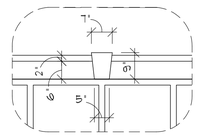
NUMBER OF LOMANCO 770-D VENTS REQUIRED AT 140 SQ.IN. PER VENT	**3 UNITS**
TOTAL NUMBER OF OFF RIDGE VENTS	**12**



A DECO. DTL.

SCALE: 1/2 = 1'-0"



B DECO. DTL.

SCALE: 1/2 = 1'-0"

ARCHITECTS AB Design Group LLC.

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Item 3.

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BUILDING ELEVATIONS
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JOB #
0XXXXX.000/XXXXX

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 12/12/2022
SCALE: AS NOTED
SHEET NO:
A3

Venezia Townhomes

Exterior Color Schemes

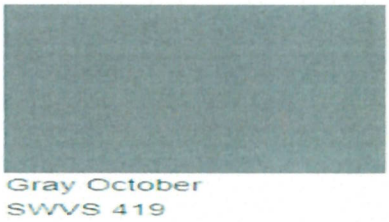
Actual color may vary from on-screen representation. To confirm color choices prior to purchase, please view a physical color chip, color card, or painted sample, per Sherwin-Williams.com.

Scheme 1:

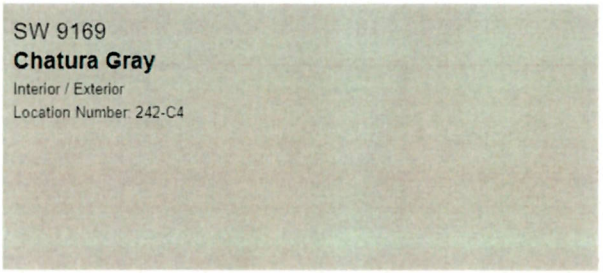
Body 1: *SW 6072 Versatile Gray*

Trim: *SW 6126 Navajo White*

Doors/Shutters: *SW VS 419 Gray October*



Body 2: *SW 9169 Chatura Gray*

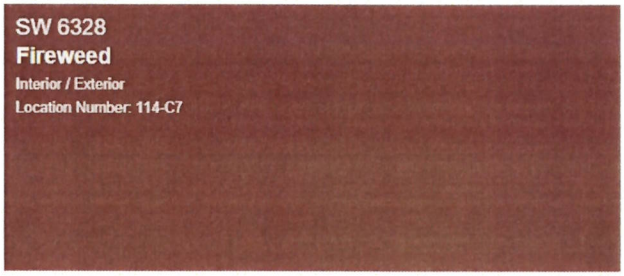


Scheme 2:

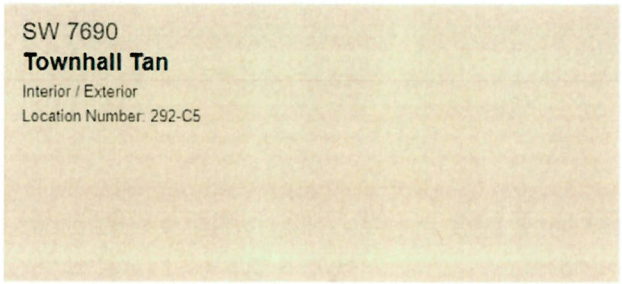
Body 1: *SW 7689 Row House Tan*

Trim: *SW 6126 Navajo White*

Doors/Shutters: *SW 6328 Fireweed*



Body 2: *SW 7690 Townhall Tan*



Scheme 3:

Body 1: *SW 7732 Lemongrass*

SW 7732
Lemongrass
Interior
Location Number: 297-C1

Trim: *SW 6126 Navajo White*

SW 6126
Navajo White
Interior / Exterior
Location Number: 264-C5

Doors/Shutters: *SW 6258 Tricorn Black*

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

Body 2: *SW 7736 Garden Sage*

SW 7736
Garden Sage
Interior / Exterior
Location Number: 297-C2

= Color Scheme 1

= Color Scheme 2

= Color Scheme 3

TMH CONSULTING, INC.
Community Planning Services

TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Dreamfinders Model Approvals
DATE: December 19, 2022

Dream Finders homebuilders has submitted a package of house designs for review in compliance with the Town's architectural standards for new subdivisions. The design compliance review is to determine whether the house meets the minimum design requirements of Section 4.06.03. This group of units is a supplement to the initial package of six designs submitted in October 2020. The models submitted include:

Montego B
Montego C
Wimberly A

The Town's permit review process verifies that the units are properly located on the lot, so this review will focus solely on the design aspects of the units. Section 4.06.03 sets out specific requirements for individual houses as follows:

4.06.03 ***Single Family Residential Development Architectural Plans***

At the time of Final Plan submittal (or at building permit for infill development), the applicant shall submit a complete set of the residential design plans. This shall include the front, side, and rear elevations for each model that will be constructed within the development. The building elevations shall include the following:

A. Roof plan: Residential homes shall have variations in roof lines and use dormers, wide eaves, and other architectural elements to add interest and sustainability.
B. Wall materials and color options: See Section 4.06.02(B)(1) above for material options. Walls cannot be all one material and/or all one color. Primary facades shall have one base color and a minimum of one complementary accent color. A complementary wall material may be used to meet the second color requirement.
C. Exterior architectural details: Each home shall incorporate architectural details to add interest to all sides of the building. Primary facades shall incorporate a minimum of four (4) architectural details and secondary facades shall

incorporate a minimum of two (2) architectural details. These include, but are not limited to:

1. Windows
2. Shutters
3. Porches
4. Decorative elements
5. Doors
6. Columns
7. Window boxes
8. Porticos
9. Cupolas
10. Chimneys
11. Enhanced landscape treatment which provides for one additional planting area with a minimum size of 400 square feet
12. Other elements approved by the Town

In addition to these design requirements, Section 4.06.02 lists acceptable materials for roof and wall components. Each house plan was reviewed for compliance with these requirements. The results were as follows:

Montego B: The unit is two-stories with a fiberglass shingle roof, stucco and stone front exterior and varied roof lines as required. The design detail meets the requirements for the primary and secondary facades, and it meets the two-car garage requirement.

Montego C: This unit is a very similar floor plan as the Model B. It uses the same exterior materials and a very similar level of detailling. This unit also meets the two-car garage requirement.

Wimberly A: this unit is also a two-story design with a fiberglass shingle roof, stucco exterior and varied roof lines. The applicant has submitted modified drawings that include details meeting the requirements for the primary and secondary facades. The applicant has also submitted a painting palatte showing different colors will be assigned to the body, the trim, the door and a fouth color for the shutters and accents.

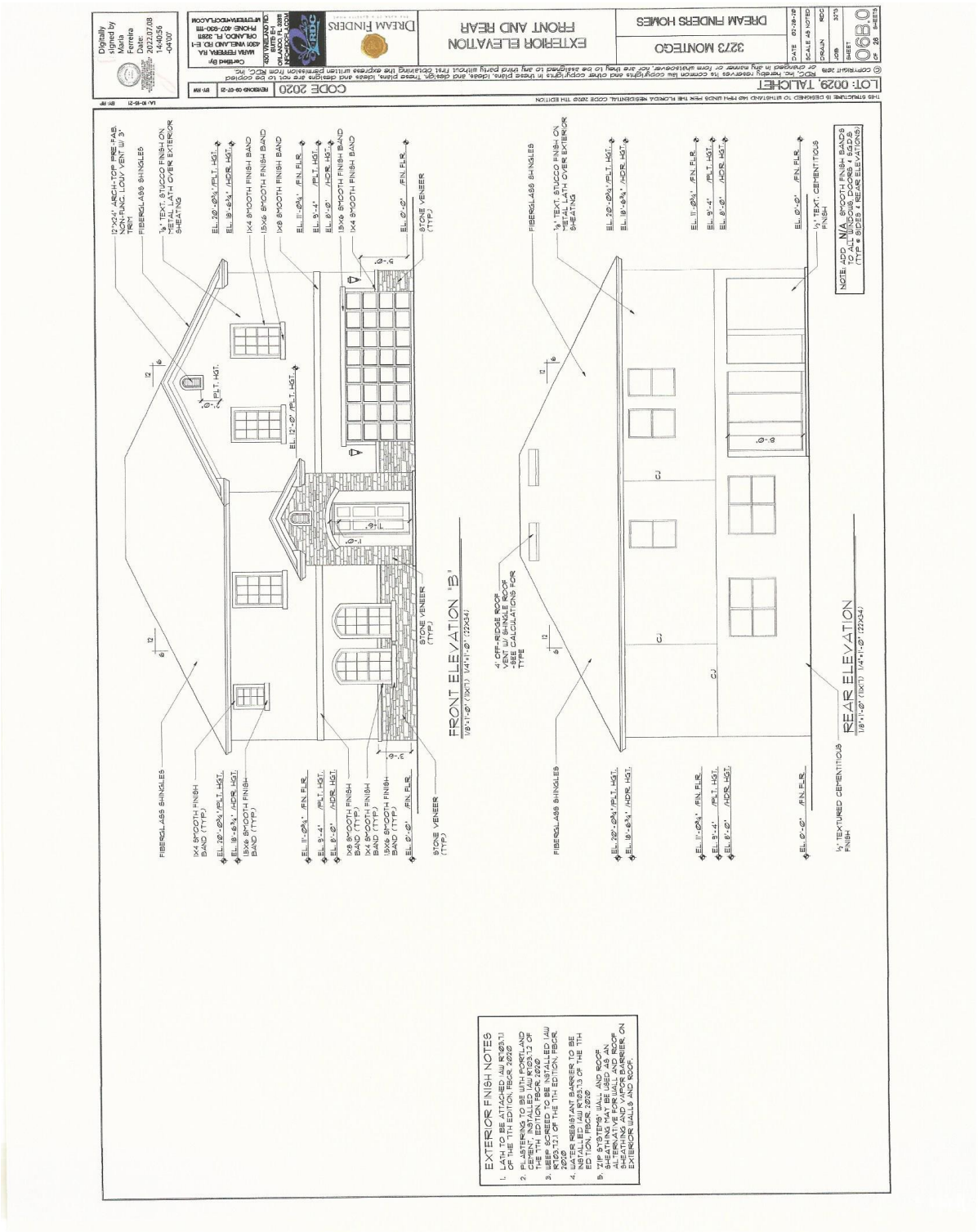
Staff Recommendation:

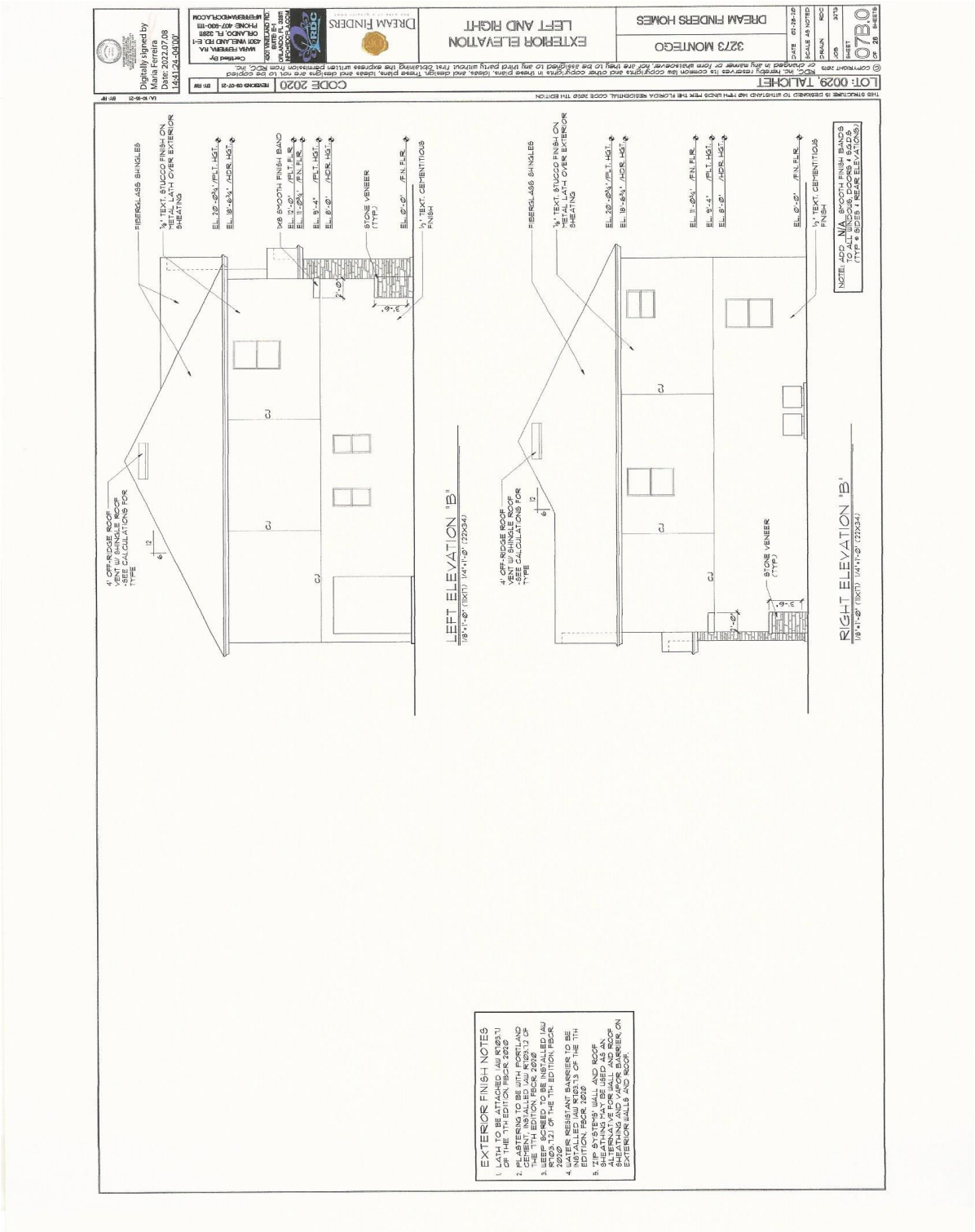
Staff recommends approval of the package of the Montego B, Montego C and Wimberly A models as meeting the minimum requirements for individual unit design. As each model is presented for permitting, the application will need to be reviewed to verify compliance with the setback requirements and for compliance with the spacing requirements between the same unit designs. (See Section 4.02.01 1 above.) Staff also notes that the permitting of any model on a corner property will require a design modification to fully implement the minimum requirements for the second primary façade. Finally, staff notes that units with front porches meeting the minimum

requirements have the option of placing the porch up to five feet into the required front yard without the necessity for variance action.

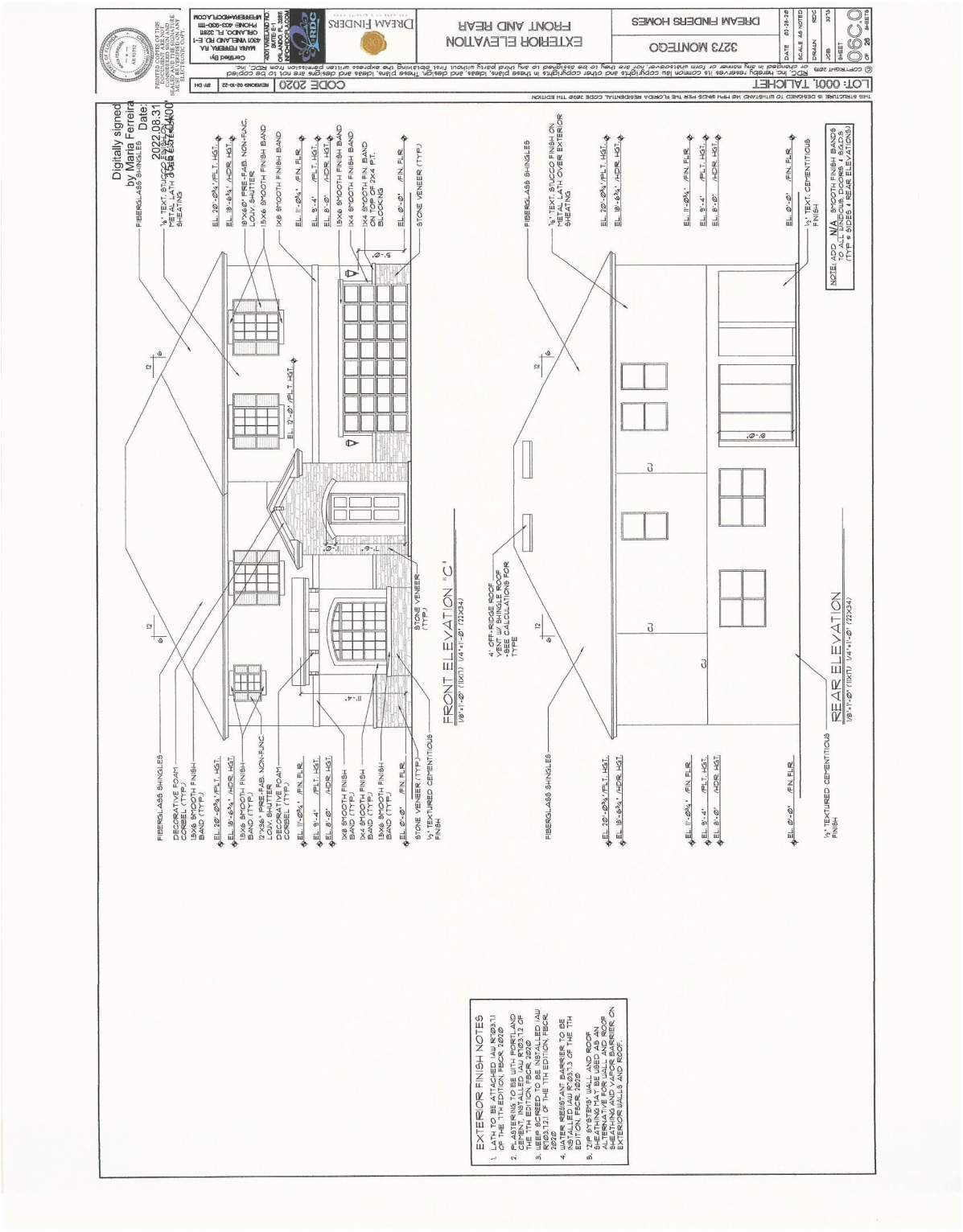
The following graphics show the front façade designs and basic floor plans for each of the models submitted in the following order:

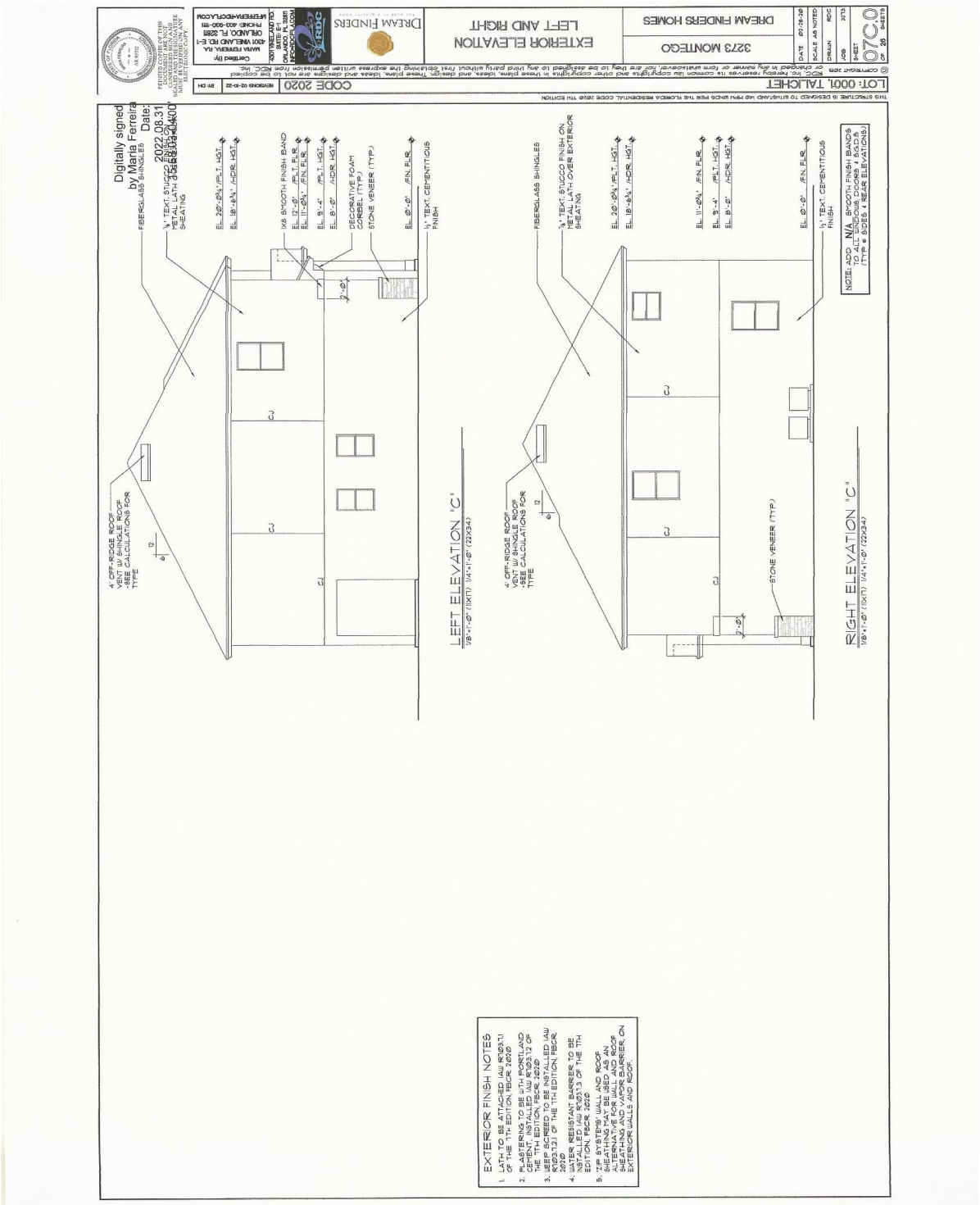
Montego B
Montego C
Wimberly A


EXTERIOR ELEVATION
FRONT AND REAR
DREAM FINDERS HOMES
3273 MONTEGO
LOT: 0029, TALICHET
CODE 2020
DREAM FINDERS
FRONT ELEVATION "B"
REAR ELEVATION
EXTERIOR FINISH NOTES
NOTE: ADD N/A SMOOTH FINISH BAND'S TO OPTIONAL ELEVATIONS (TYP. @ SIDES & REAR ELEVATIONS)

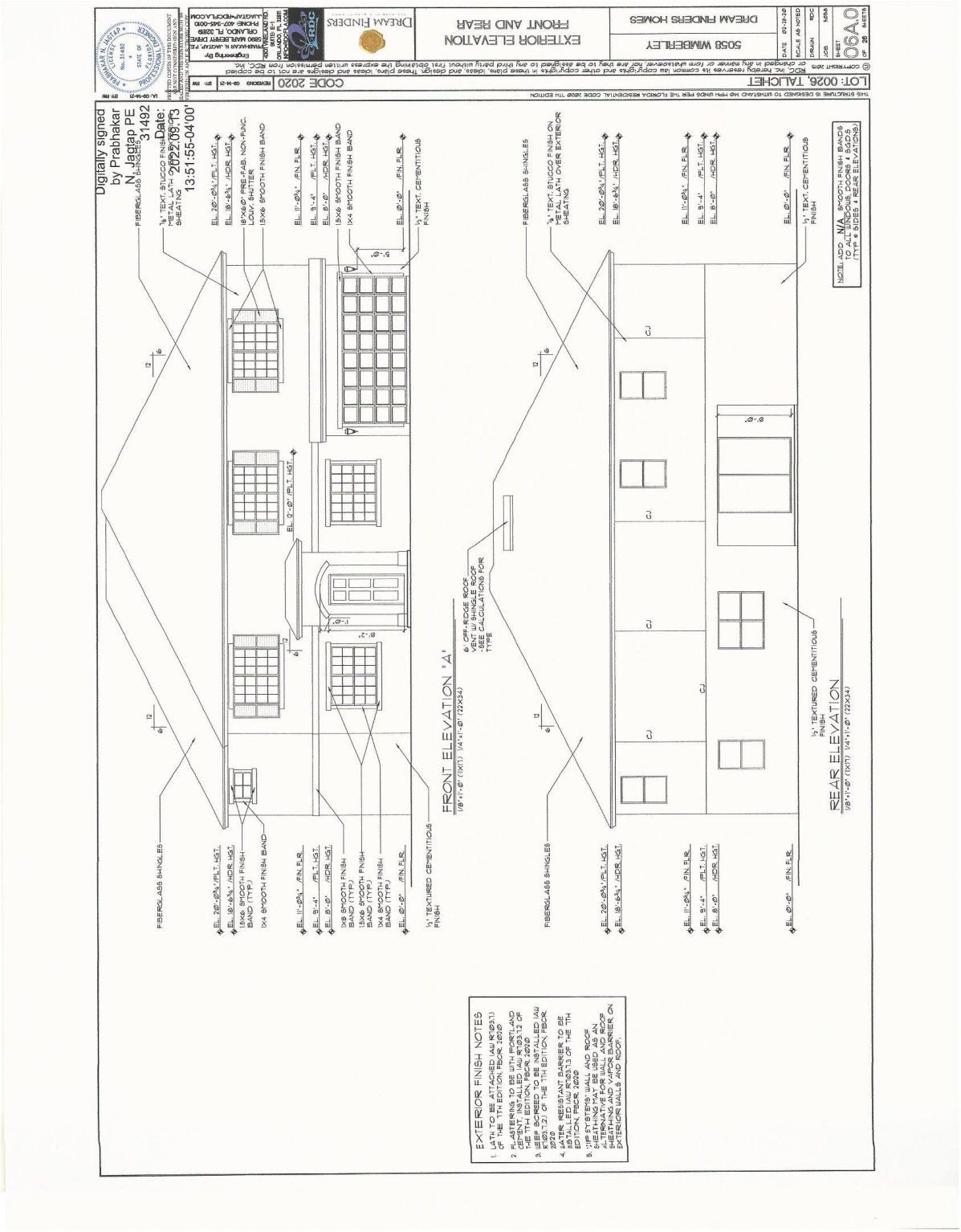

LOT: 0029, TALICHET
3273 MONTEGO
DREAM FINDERS HOMES
EXTERIOR ELEVATION
LEFT AND RIGHT
DREAM FINDERS
CODE 2020
LEFT ELEVATION "B"
RIGHT ELEVATION "B"
EXTERIOR FINISH NOTES
1. LATH TO BE ATTACHED AS R703.7.1 OF THE 7TH EDITION FBCR 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED AS R703.7.2 OF THE 7TH EDITION FBCR 2020
3. WEEP SCREED TO BE INSTALLED AS R703.7.2.1 OF THE EDITION FBCR 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED AS R703.13 OF THE 7TH EDITION FBCR 2020
5. "ZIP SYSTEM" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATE TO BUILDING PAPER UNDER SIDING AND VAPOR BARRIER ON EXTERIOR WALLS AND ROOF.

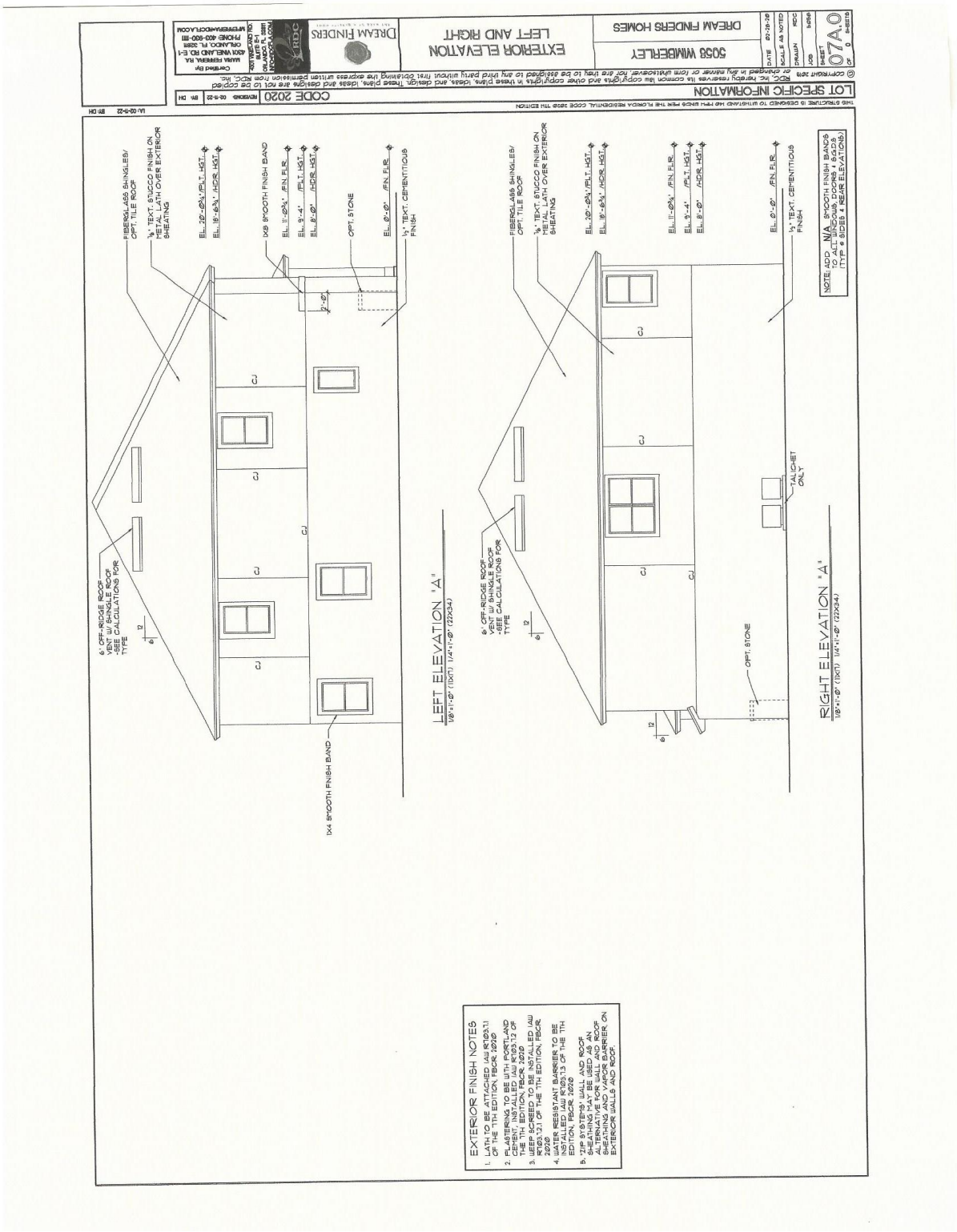
Montego C


3273 MONTEGO
DREAM FINDERS HOMES
EXTERIOR ELEVATION
FRONT AND REAR
DREAM FINDERS
CODE 2020
LOT: 0001, TALICHET
FRONT ELEVATION "C"
REAR ELEVATION
EXTERIOR FINISH NOTES
NOTE: ADD N/A 8"SMOOTH FINISH BANDS TO ALL DURECUA DOORS & SHUTTERS (TYP.) SIDES & REAR ELEVATIONS


DREAM FINDERS HOMES
3273 MONTEGO
EXTERIOR ELEVATION
LEFT AND RIGHT
DREAM FINDERS
CODE 2020
LOT: 0001 TALICHET
EXTERIOR FINISH NOTES
1. LATH TO BE ATTACHED (AW R703.7.1) OF THE 7TH EDITION, FBCR, 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED (AW R703.7.2 OF THE 7TH EDITION, FBCR, 2020
3. WEEP SCREED TO BE INSTALLED (AW R703.7.2.1 OF THE 7TH EDITION, FBCR, 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED (AW R703.7.3 OF THE 7TH EDITION, FBCR, 2020
5. "EIFS SYSTEMS" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATE TO ONE LAYER OF GRADE D PAPER AND METAL BARRIER, ON EXTERIOR WALLS AND ROOF.
LEFT ELEVATION "C"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)
RIGHT ELEVATION "C"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)
NOTE: ADD N/A SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS, & GOLFS (TYP.) = SIDES + HEAD ELEVATIONS)
FIBERGLASS SHINGLES
7/8" STUCCO FINISH ON METAL LATH OVER EXTERIOR SHEATING
4" OFF-RIDGE ROOF VENT W/ SHINGLE ROOF
SEE CALCULATIONS FOR TYPE
STONE VENEER (TYP.)
½" TEXT. CEMENTITIOUS FINISH
Digitally signed by Maria Ferreira
Date: 2022.08.31 15:56:03 -04'00'

Wimberly A


DREAM FINDERS HOMES
5058 WIMBERLEY
EXTERIOR ELEVATION
FRONT AND REAR
LOT: 0026, TALICHET
CODE 2020
FRONT ELEVATION "A"
REAR ELEVATION
EXTERIOR FINISH NOTES
Digitally signed by Prabhakar N. Jagtap PE 31492 Date: 2022.09.13 13:51:55-04'00'


LOT SPECIFIC INFORMATION
CODE 2020
DREAM FINDERS HOMES
5058 WIMBERLEY
EXTERIOR ELEVATION
LEFT AND RIGHT
DREAM FINDERS
07A.0
LEFT ELEVATION "A"
RIGHT ELEVATION "A"
EXTERIOR FINISH NOTES
NOTE: ADD N/A SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS, & GAGS (TYP 4 SIDES) REAR ELEVATIONS

5058 WIMBERLEY (A)

DREAM FINDERS HOMES

LOT: 0026, TALICHET

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	01-04-2021	-ADD TILE HATCH TO PANTRY AREA PER DFH	DH
		-UPDATED CODE REFERENCES TO FBCR 2020	
		-CREATED COMMUNITY SPECIFIC MASTER PLAN	
2	01-14-21	-REDUCE SLAB DEPTH SPEC FROM 4" TO 3.5"	DAL
3	02-01-21	-REPLACED CAN LIGHT W/ CLG. MOUNT @ FOYER	DH
4	02-09-21	-THIS PLAN WAS DERIVED FROM THE 5058	JF
		WIMBERLEY (ARDMORE RESERVE)	
		-CREATED NEW PLANS FOR TALICHET	
		REMOVING GAS SERVICE	
5	02-23-21	-CHANGED GABLE OVERHANG TO 9" ILO 12"	DE
6	06-07-21	-ADDED ALTERNATE C.U. LOC. FOR HART. COMM.	RP
		-ADDED 8080 HID. S.G.D. OPTION TO PLANS	
		-ADJUST CLG. MOUNT FIXT. @ FOYER TO SHOW	
		ON 2FL.	
7	07-13-21	-TRUSSES APPLIED FOR ELEV. "A" & "C"	JA
		FROM NEW VENDOR (A1)	
8	09-14-21	-TRUSSES APPLIED FOR ELEV. "B"	RW
		FROM NEW VENDOR (A1)	

SHEET INDEX: "A"

00	COVER SHEET
01A.0	FOUNDATION PLAN "A"
02A.0	FLOOR PLAN W/ DIMENSIONS "A"
03A.0	FLOOR PLAN W/ NOTES "A"
04A.0	UPPER FLOOR PLAN W/ DIMENSIONS "A"
05A.0	UPPER FLOOR PLAN W/ NOTES "A"
06A.0	EXT. ELEV. "A"-FRONT & REAR
07A.0	EXT. ELEV. "A"-LEFT AND RIGHT
08.0	INTERIOR ELEVATIONS
08.1	STAIR SECTION/ CROSS SECTIONS
09A.0	ELECTRICAL PLAN
10A.0	UPPER ELECTRICAL PLAN
11A.0	TRUSS LAYOUT- ELEV. "A"
12A.0	UPPER TRUSS LAYOUT- ELEV. "A"
13A.0	PRE CAST LINTEL LAYOUT-ELEV. "A"
14	PRE CAST LINTEL DATA/ CONNECTOR SCHEDULE
15	TYPICAL DETAILS
16	TYPICAL DETAILS
17	TYPICAL DETAILS
18	TYPICAL DETAILS
19	TYPICAL DETAILS
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

ADDRESS IDENTIFICATION NOTE (REF. FBC R319.1):

CONTRACTOR TO ENSURE THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM).

CODE SUMMARY/ BUILDING DATA:

CONSTRUCTION TYPE:

TYPE: V (UNPROTECTED, UNSPRINKLED)

BUILDING HEIGHT:

BUILDING HEIGHT: 30'-0" +/-

CODE REQUIREMENTS:

THE PROPOSED WORK DEPICTED ON THESE CONSTRUCTION DOCUMENTS, ARE IN COMPLIANCE WITH THE ADOPTED CODES OF THE JURISDICTION OF AUTHORITY, INCLUDING:

- 2020 FLORIDA BUILDING CODE-RESIDENTIAL (7TH EDITION)

WIND SPEED DESIGN:

WIND SPEED DESIGN (IF REQUIRED) SHALL BE FOR 140 MPH.

START REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	09-23-21	-LOT SPECIFIC PLAN PER ORDER RECEIVED	DAL
		(09-22-21)	
		STANDARD OPTIONS:	
		-UTILITY ROOM ILO STORAGE (2ND FLOOR)	
		-ENLARGED KITCHEN ISLAND	
		-PR. 2/6 DRS. @ STUDY	
		CUSTOM OPTIONS:	
		-ELECTRICAL LAYOUT	
		-TILE SHWR. SEAT @ M.B. SHWR.	
		-P.P. SINK @ BONUS ROOM	
		-14"X16" SHWR. NICHE @ B.2, B.3, B.4	
		-(2) 14"X16" SHWR. NICHE @ M.B. SHWR	
1	09-12-22	-TRUSSES APPLIED TO START (DJ TRUSS)	DE
		-ADJUSTED FILLED CELL LOCATIONS	DAL
		-ADJUSTED WINDOW DESIGN PRESSURES	

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0026, TALICHET

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CODE 2020

BY: RW
LA: 09-14-21

Item 4.

BY: RW
REVISIONS 09-14-21

Engineering By:
PRABHAKAR N. JAGTAP, P.E.
5890 MARLBERRY DRIVE
ORLANDO, FL 32819
PHONE: 407-345-0010
JJAGTAP@RDCFLA.COM

4301 VINELAND RD.
SUITE: E-1
ORLANDO, FL 32811
INFO@RDCFLA.COM

RDC

DREAM FINDERS

COVER SHEET

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058
SHEET

NOTE:

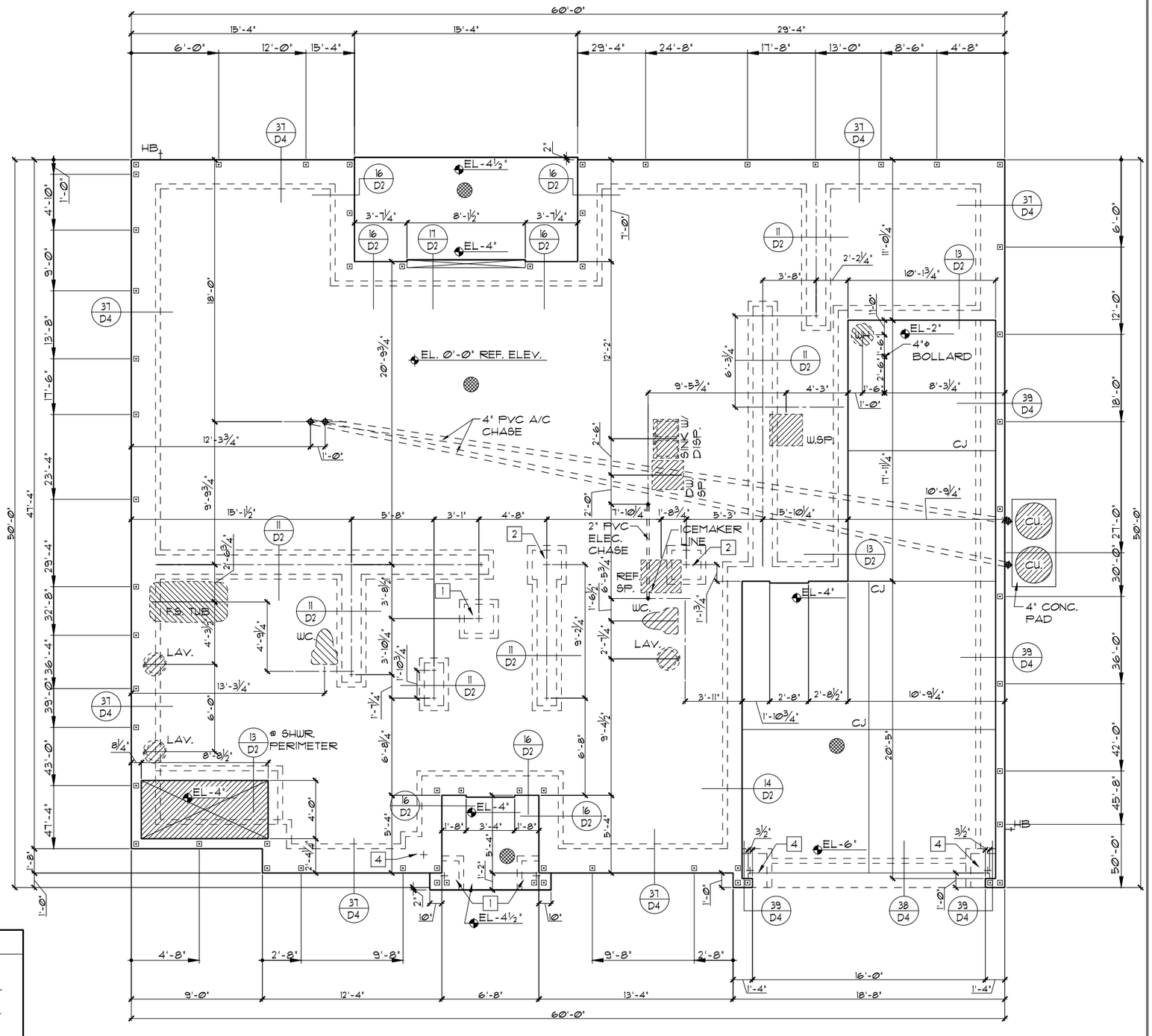
STANDARD C.U. LOCATION SHOWN. CAN BE RELOCATED PER PLOT PLAN

FOUNDATION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊡ DENOTES FILLED CELL REINFORCED W/ CONC. & (1) #5◊ REBAR, GRADE 60
3. ■ DENOTES FILLED CELL REINFORCED W/ CONC. & (2) #5◊ REBAR, GRADE 60
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY AND ALL DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION
5. WATER HEATER T&P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/ DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. ▩ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 3½" THICK W/ 6X6 10/10 GAUGE REINFORCING MAT. W/ MINIMUM 1" COVER. TERMITE TREATED SOIL W/ .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN THE MIDDLE TO UPPER 1/3 OF THE SLAB AND SUPPORTED BY APPROVED SLAB BOLSTERS. ***NOTE: FIBERMESH REINFORCEMENT MAY BE USED AS AN ALTERNATE TO WIRE MESH.
7. PAVERS MAY BE USED ILO CONCRETE IN PATIO, PORCH, DRIVEWAYS AND WALKWAYS. DELETE SLAB IN AREAS PAVERS ARE USED.
8. NOT USED
9. IN LIEU OF TERMITE TREATING THE SOIL, TERMICIDE MAY BE USED AS AN ALTERNATIVE.
10. NOT USED

FOOTING PAD SCHEDULE

1	24" X 24" X 12" W/ (3) #5'S EACH WAY
2	30" X 30" X 12" W/ (4) #5'S EACH WAY
3	36" X 36" X 12" W/ (5) #5'S EACH WAY
4	28" X 28" X 16" W/ (4) #5'S EACH WAY
5	36" X 36" X 18" W/ (5) #5'S EACH WAY
6	30" X 30" X 20" W/ (4) #5'S EACH WAY
C	FOOTING CHANGE / TRANSITION



FOUNDATION PLAN "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0026, TALICHET

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LA: 09-14-21 BY: RW

CODE 2020

REVISIONS	09-14-21	BY: RW

Engineering By:
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SUITE: E-1
ORLANDO, FL 32811
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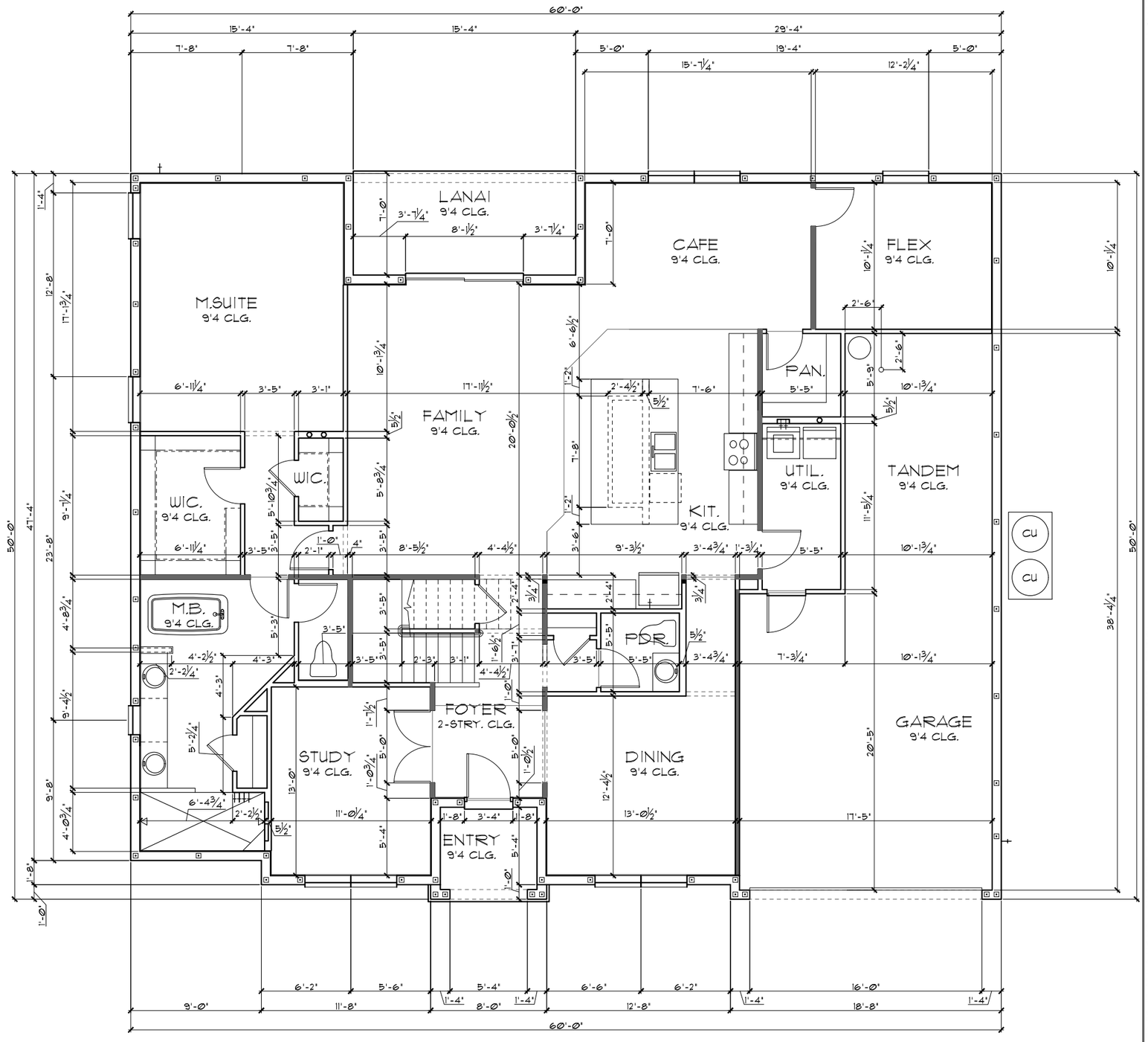
DREAM FINDERS HOMES

FOUNDATION PLAN

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	A1.0



TABULATION		
UPPER LIVING	2,925	SF.
LOWER LIVING	2,227	SF.
TOTAL LIVING	5,152	SF.
GARAGE	573	SF.
ENTRY	44	SF.
LANAI	107	SF.
TOTAL UNDER ROOF	5,876	SF.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 09-14-21 BY: RW

Engineering By:
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REVISIONS 09-14-21 BY: RW

CODE 2020

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DREAM FINDERS HOMES

DIMENSIONS

FLOOR PLAN W/

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058
SHEET A.01

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THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2010 7TH EDITION

LOT: 0026, TALICHET

LOAD INFORMATION

PER 2020 FLORIDA RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

1. BASIC WIND SPEED: ---------- 140 MPH
2. RISK CATEGORY: ---------- II
3. BUILDING WIND EXPOSURE: ---------- B
4. INTERNAL PRESSURE ---- +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING ----- SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXTER. WALL @ FLOOR TRUSS LEVEL
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. NOT USED
6. DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.

   DENOTES CONC. BLOCK WALL HGT. @ 12'-0" A.F.F.
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M1307.2 + 1307.3.1
10. ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.

    ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

NOTE:
STANDARD C.U. LOCATION SHOWN. CAN BE RELOCATED PER PLOT PLAN

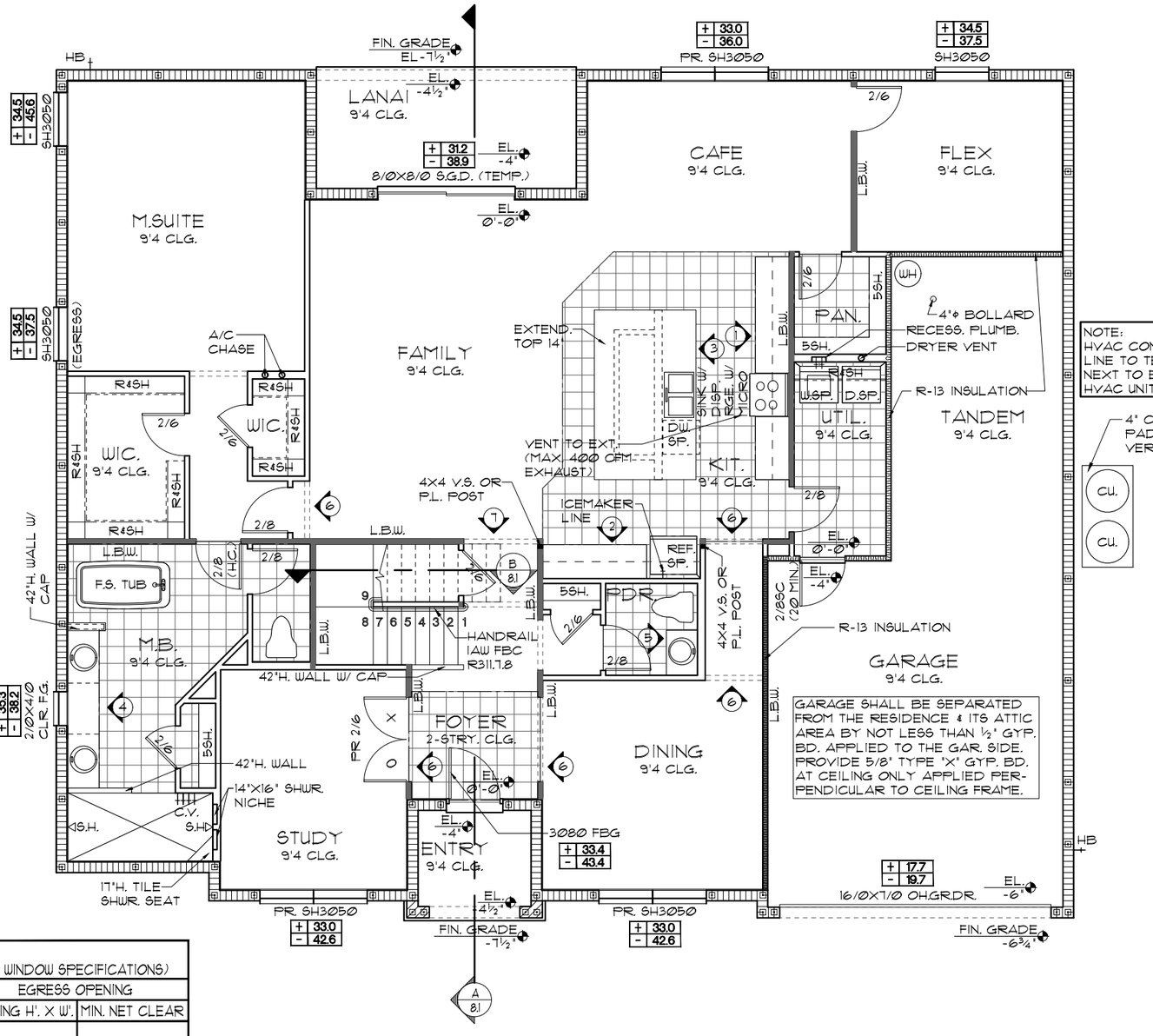
NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" U.N.O. - VERIFY WITH COLOR SHEET.

NOTE: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜ INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1⅜ INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2020, 7TH ED.

WINDOW SCHEDULE

(ROUGH OPENINGS ARE APPROXIMATE ONLY, REFER TO WINDOW SPECIFICATIONS)

WINDOW- FIN (SINGLE HUNG)	ROUGH OPENING		EGRESS OPENING	
	FRAME	BLOCK	OPENING H'. X W'.	MIN. NET CLEAR
SH2030	24" X 36"			
SH2040	24" X 48"			
SH3030	36" X 36"			
SH3040	36" X 48"			
SH3050	36" X 60"		26.62" X 30.87"	5.71 SQFT
SH3060	36" X 72"		32.62" X 30.87"	7.00 SQFT
SH4040	48" X 48"			
SH4050	48" X 60"		26.62" X 42.87"	7.93 SQFT
SH4060	48" X 72"		32.62" X 42.87"	9.71 SQFT



FLOOR PLAN W/ NOTES "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 09-14-21 BY: RW

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0026, TALICHET

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RDC

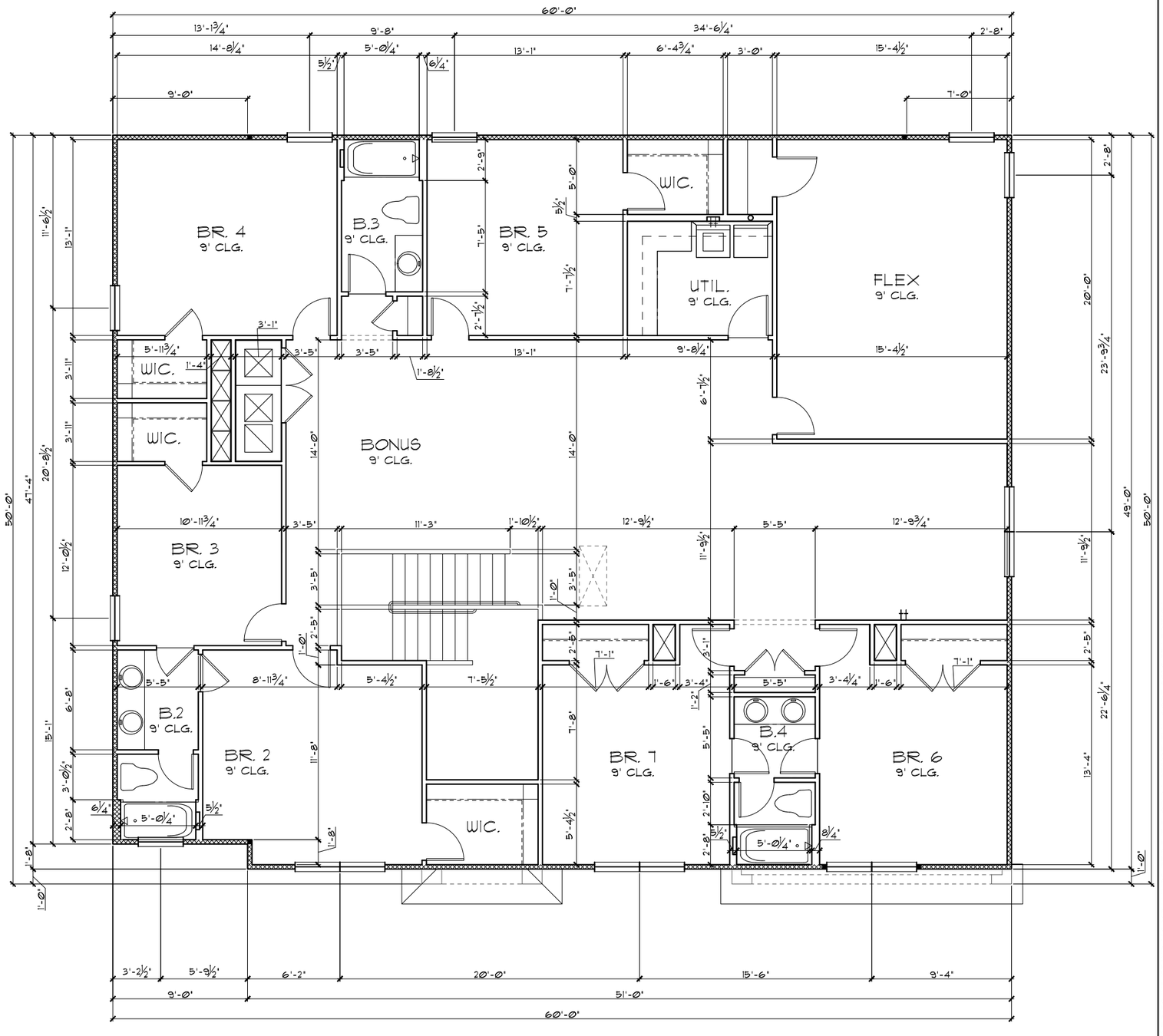
DREAM FINDERS HOMES

FLOOR PLAN W/ NOTES

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	A.0



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

UPPER FLOOR PLAN W/ DIMENSIONS "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 09-14-21 BY: RW

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LOT: 0026, TALICHET

DREAM FINDERS HOMES

5058 WIMBERLEY

UPPER FLOOR PLAN W/ DIMENSIONS

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058

A-0

OF 26 SHEETS

LOAD INFORMATION

PER 2020 FLORIDA RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FILL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.)
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

1. BASIC WIND SPEED: ---------- 140 MPH
2. RISK CATEGORY: ---------- II
3. WIND EXPOSURE: ---------- B
4. INTERNAL PRESSURE ---- +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING ----- SEE PLAN DESIGN WIND PRESSURE:

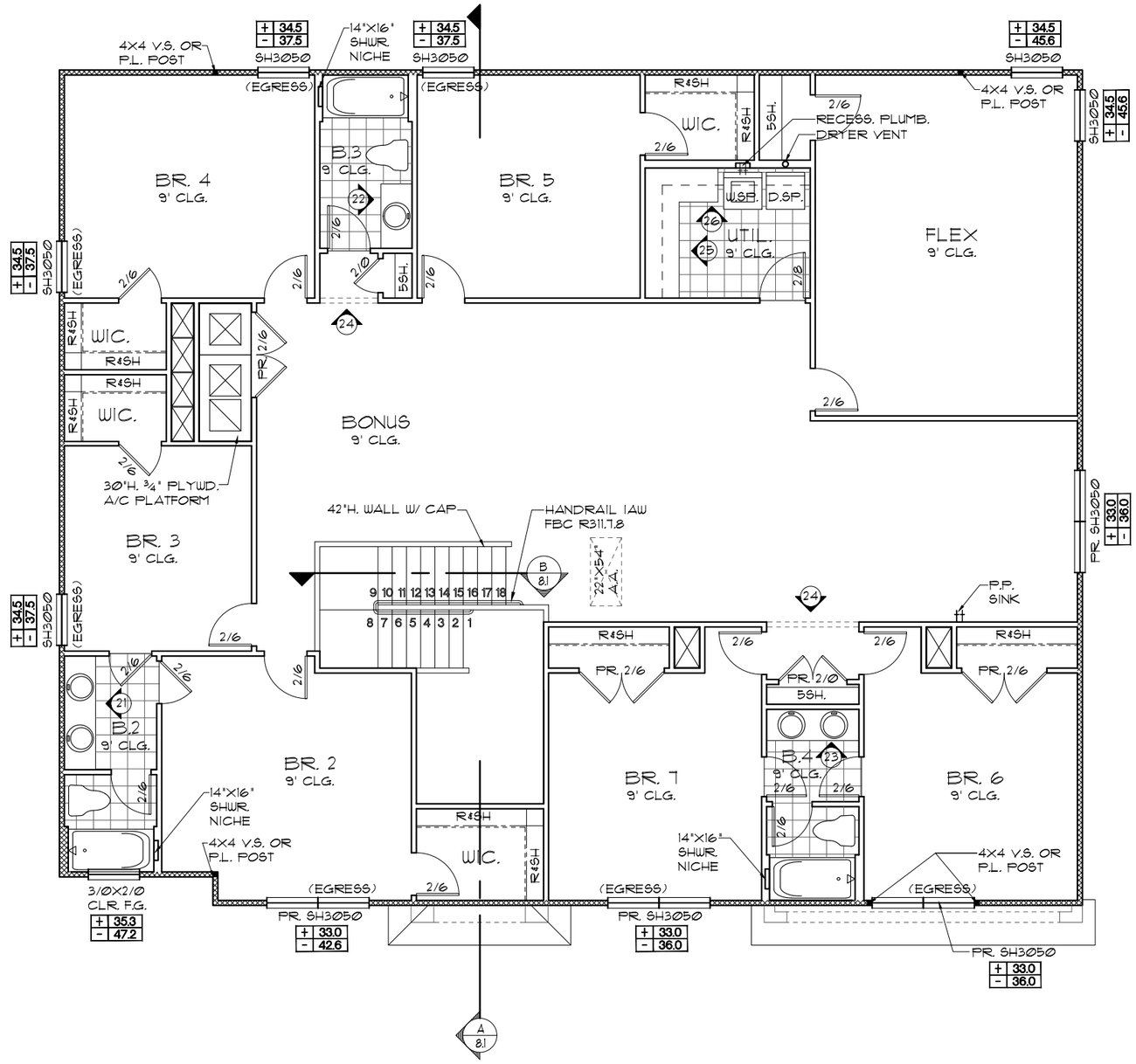
+	XXX
-	XXX

   DESIGN WIND PRESSURE IAW FLA RESIDENTIAL CODE, SECTION R301

   NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXT. WALL OR ROOF
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
6. ALL 2ND. FLR. INTERIOR CEILINGS AT **9'-0"** UNLESS NOTED OTHERWISE.
7. ▨ DENOTES EXT. LOAD BRG. WALL HGT. @ **9'-0" A.F.F.**
8. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS



UPPER FLOOR PLAN W/ NOTES "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: **6'-8"** U.N.O. - VERIFY WITH COLOR SHEET.

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DREAM FINDERS HOMES

5058 WIMBERLEY

UPPER FLOOR PLAN W/ NOTES

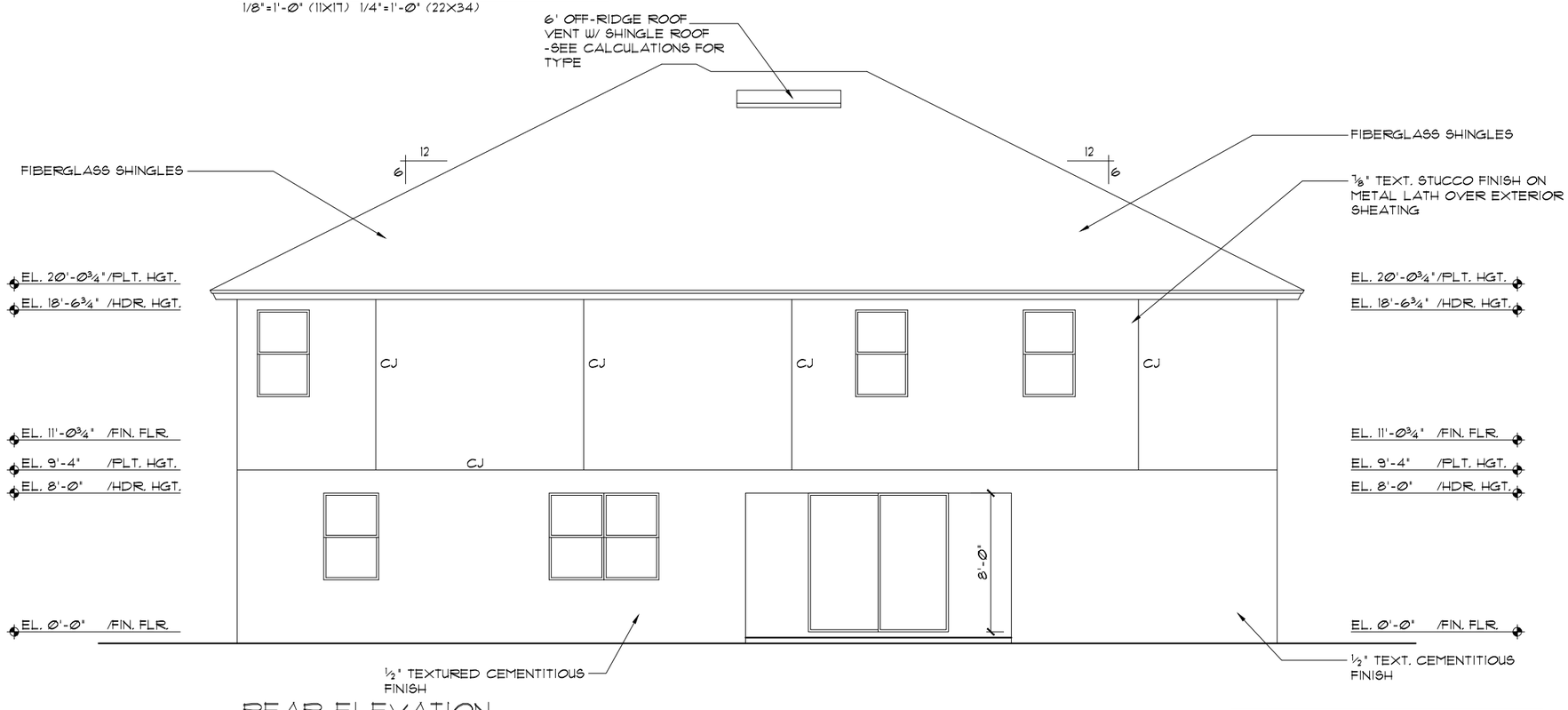
DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	A1.0

FRONT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.



REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ADD N/A SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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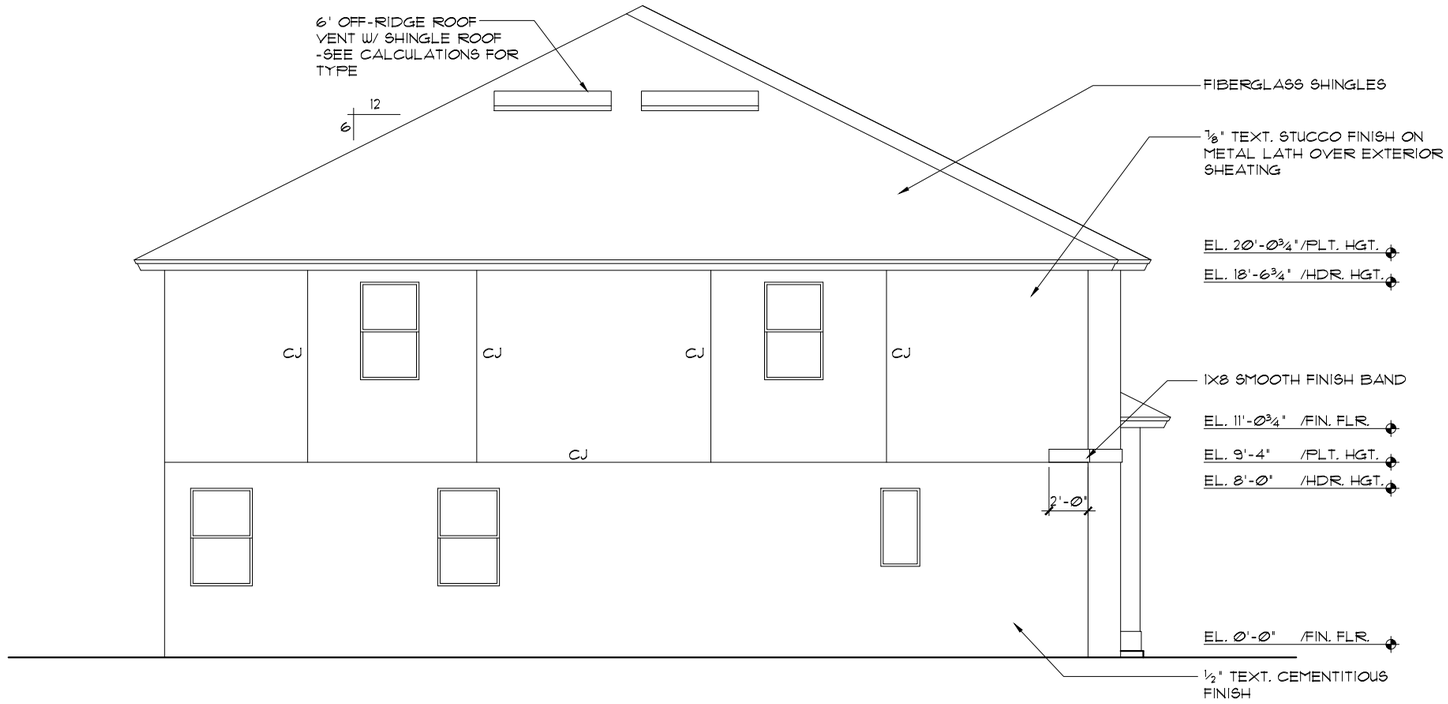
DREAM FINDERS HOMES

EXTERIOR ELEVATION FRONT AND REAR

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	A0.0

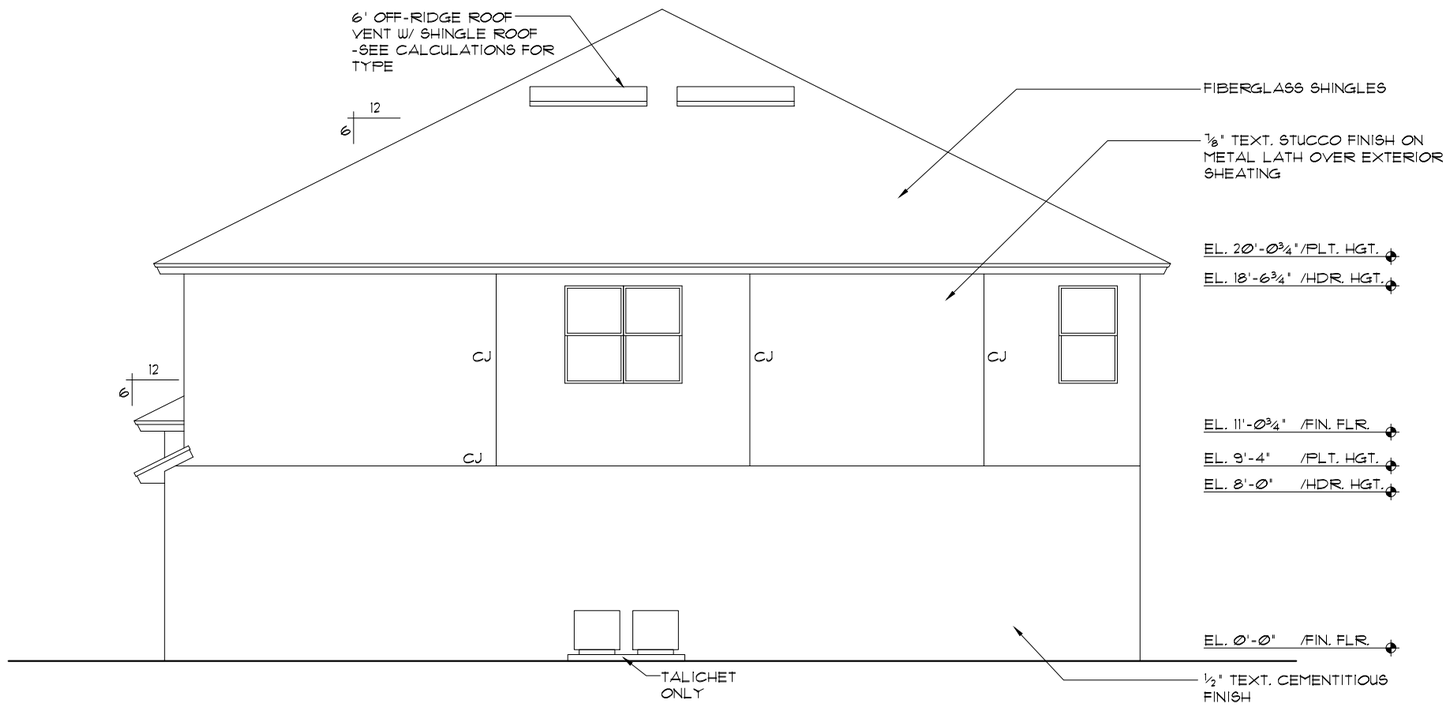


LEFT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. 'ZIP SYSTEMS' WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.



RIGHT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ADD N/A SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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DREAM FINDERS HOMES

EXTERIOR ELEVATION LEFT AND RIGHT

5058 WIMBERLEY

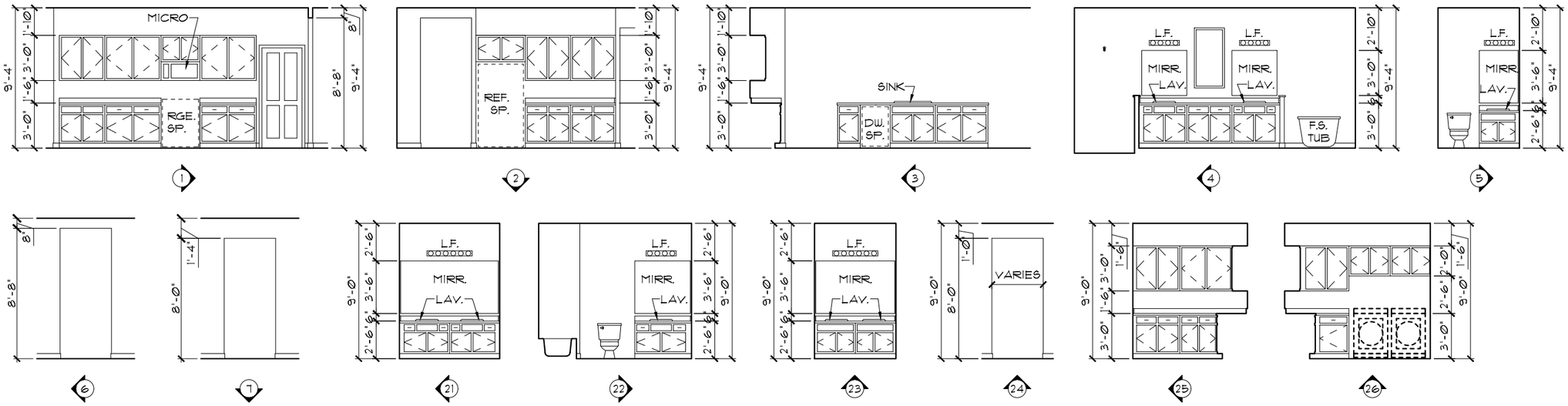
DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058

LOT: 0026, TALICHET

A.0

OF 26 SHEETS



INTERIOR ELEVATIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.

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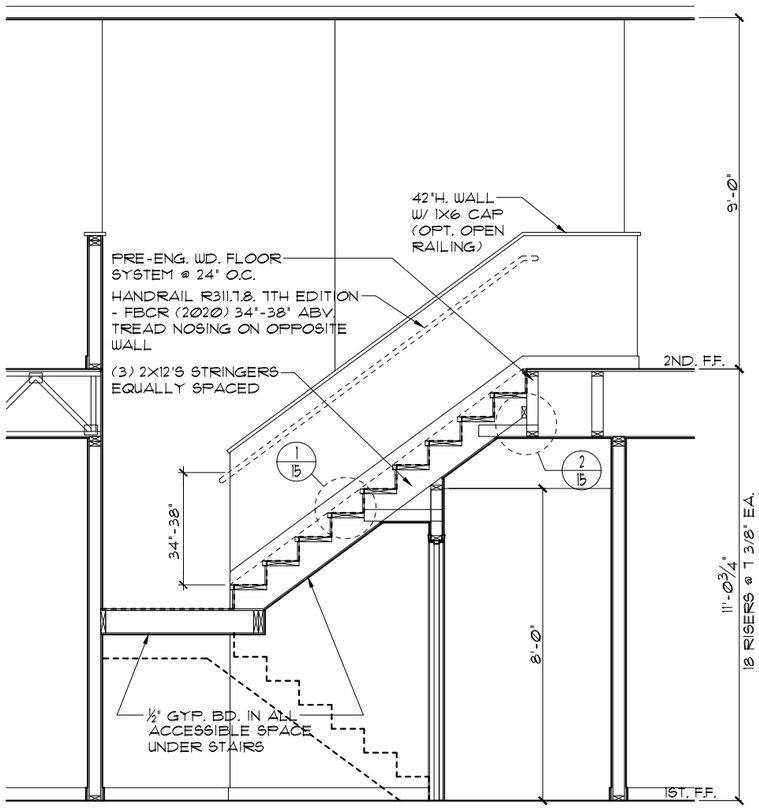
DREAM FINDERS HOMES

5058 WIMBERLEY

INTERIOR ELEVATIONS

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	A3.0

OF 26 SHEETS



B/08.1 STAIR SECTION

1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

A/08.1 CROSS SECTION

1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

Item 4.

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DREAM FINDERS

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CROSS SECTION/ STAIR SECTION

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058

08.1

OF 26 SHEETS

MECHANICAL/ELECTRICAL NOTES

PER 7TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS TO ASSURE ADEQUATE ACCESS FOR:
A.) CONSTRUCTION AND SEALING, AND
B.) SECTION M1601 PER THE FBCR 2020 7TH ED.

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 7TH EDITION.

4.) IAW NEC 2017- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNITS- FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2017- 406.11, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL# TO BE USED ON THIS JOB TO BE:
BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

7.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED. P2801.7

8.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED.

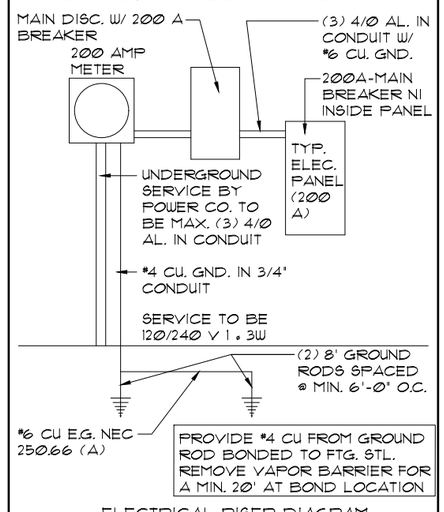
9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **25'-0" MAXIMUM**-THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.
PER FBCR 2020, 7TH ED. M1502.3

10.) FEEDER CONDUCTORS SHALL BE SIZED FOR A MAX. VOLTAGE DROP OF 2% AT DESIGN LOAD. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAX. VOLTAGE DROP OF 3% AT DESIGN LOAD.

ELECTRICAL LEGEND

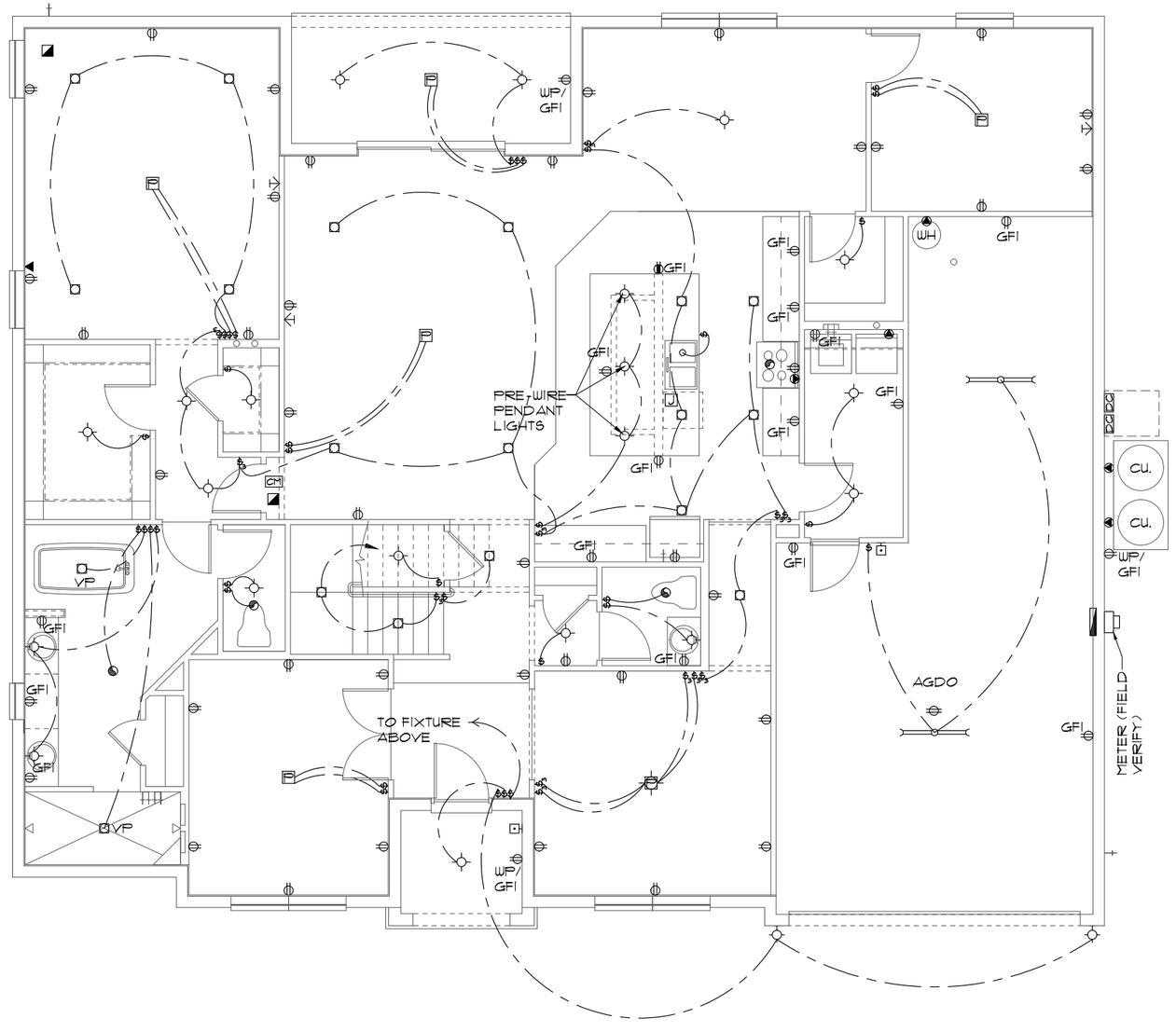
$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
H	LIGHT FIXT., WALL MTD.		DISPOSAL
	LIGHT FIXT., RECESSED		ELECTRICAL PANEL
E	LIGHT FIXT., REC. ADJUST.	F	CEILING FAN, PREWIRE
PC	LIGHT FIXT., PULL CHAIN	F	CEILING FAN, INSTALL
	LIGHT FIXT.,FLUORESCENT	J	ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS	DT	THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DS	DISCONNECT SWITCH
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER

NOTE:
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTE:
EC TO VERIFY AFC W/ UTIL. PRIOR TO ORDERING GEAR TO ENSURE CORRECT AIC RATING



ELECTRICAL PLAN "A"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET

LA: 09-14-21 BY: RW

REVISIONS	09-14-21	BY: RW

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DREAM FINDERS HOMES

5058 WIMBERLEY

ELECTRICAL PLAN

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	E-1

OF 26 SHEETS

MECHANICAL/ELECTRICAL NOTES

PER 7TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS TO ASSURE ADEQUATE ACCESS FOR:
A.) CONSTRUCTION AND SEALING, AND
B.) SECTION M1601 PER THE FBCR 2020 7TH ED.

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 7TH EDITION.

4.) IAW NEC 2017- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNITS- FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2017- 406.11, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

6.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL# TO BE USED ON THIS JOB TO BE:
BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

7.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED. P2801.7

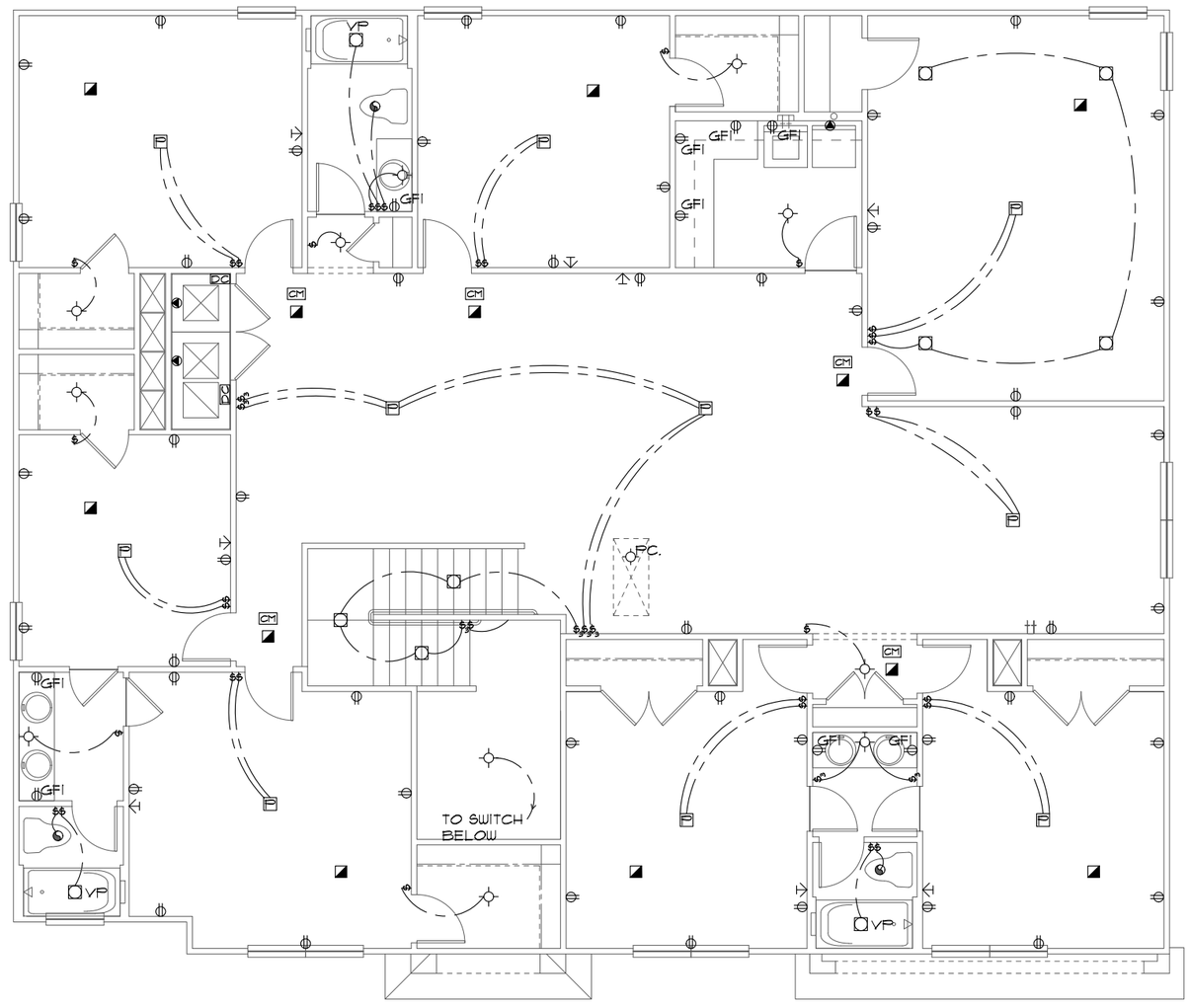
8.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED.

9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **25'-0" MAXIMUM**-THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.
PER FBCR 2020, 7TH ED. M1502.3

10.) FEEDER CONDUCTORS SHALL BE SIZED FOR A MAX. VOLTAGE DROP OF 2% AT DESIGN LOAD. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAX. VOLTAGE DROP OF 3% AT DESIGN LOAD.

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
	LIGHT FIXT., WALL MTD.		DISPOSAL
	LIGHT FIXT., RECESSED		ELECTRICAL PANEL
	LIGHT FIXT., REC. ADJUST.		CEILING FAN, PREWIRE
PC	LIGHT FIXT., PULL CHAIN		CEILING FAN, INSTALL
	LIGHT FIXT.,FLUORESCENT	J	ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS		THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DC	DISCONNECT SWITCH
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER



ELECTRICAL PLAN "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET

LA: 09-14-21 BY: RW

REVISIONS	09-14-21	BY: RW

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CODE 2020

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THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

DREAM FINDERS HOMES

5058 WIMBERLEY

LOT: 0026, TALICHET

ELECTRICAL PLAN

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	E1.0

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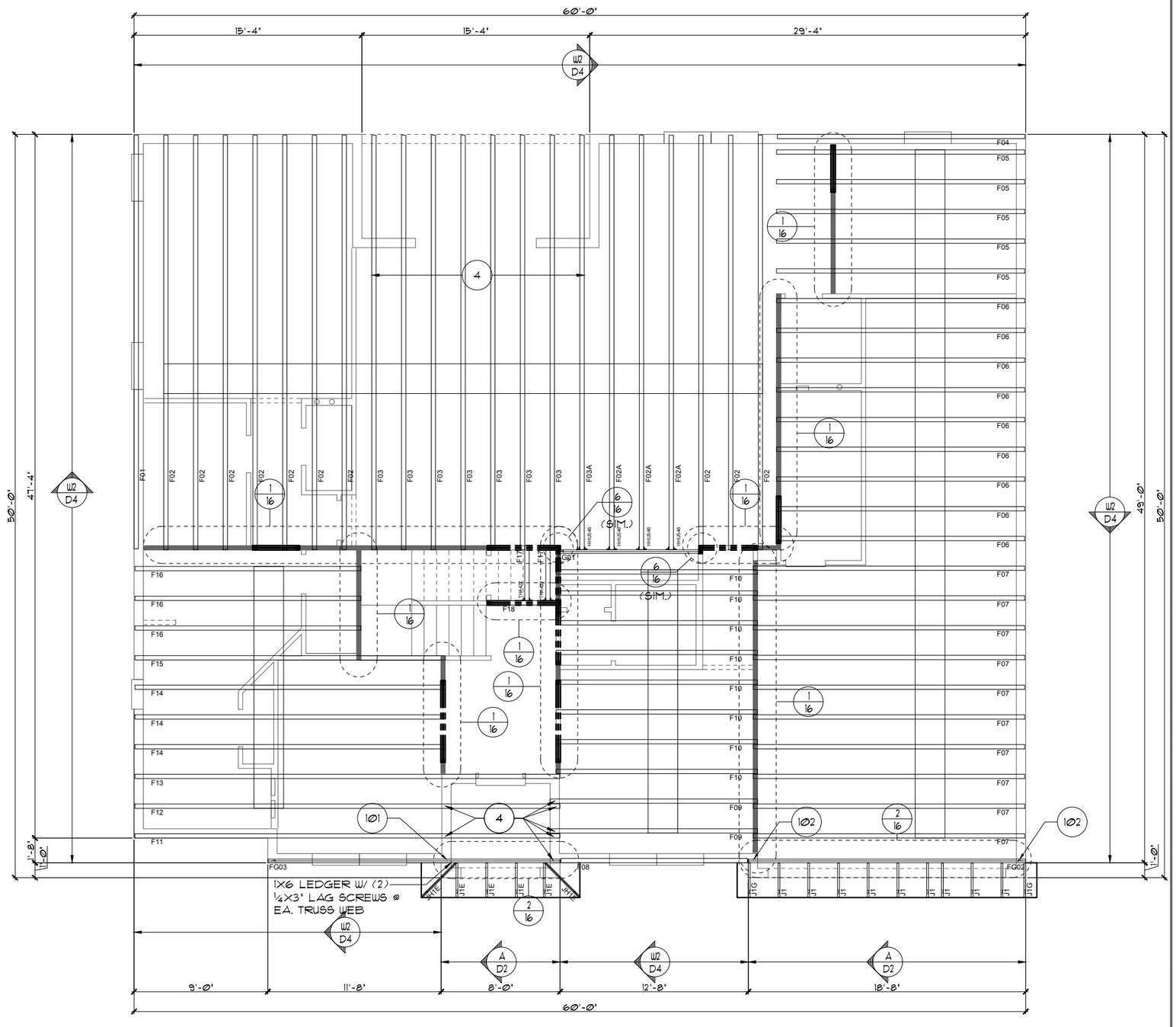
DJ TRUSS



NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **9"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **16"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH ED. R905.3
   OR
   SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH ED. R905.1.1

TRUSS LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 09-14-21 BY: RW

Item 4.

REVISIONS	09-14-21	BY: RW

CODE 2020

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DREAM FINDERS

TRUSS LAYOUT

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 5058

SHEET T1A.0

OF 26 SHEETS

LOT: 0026, TALICHET

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WIND3 PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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ATTIC VENTILATION CALCULATIONS

PER FBC 2020, 7TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE: 2925S.F. / 300 = 9.75SF NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 4.35SF
PROVIDED W/OFF RIDGE VENTS: 5 VENTS @ .87S.F. /VENT.
(TILE:O'HAGIN MODEL 'S'(.85S.F.), SHINGLE: LOMANCO 770-D (4'=.798S.F., 6'=.87S.F.)
LOWER PORTION VENTILATION TOTAL: 19.14SF
PROVIDED W/SOFFITS @ EAVE: 280L.F. @ 0.0875SF VENTING/L.F.

UPPER PORTION PERCENTAGE: 45%
LOWER PORTION PERCENTAGE: 55%

BEAM SCHEDULE

BEAM 1: (2) 2X12'S W/ ½" PLYWD. FLITCH PLATE
BEAM 2: (2) PLY 1-3/4"X12" LVL
BEAM 3: (3) PLY 1-3/4"X12" LVL

HEADER SCHEDULE

H-1: (2) 2X8'S W/ ½" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

H-2: (2) 2X12'S W/ ½" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. PROVIDE (2) JACK & (2) BYPASS STUDS EA. END W/ ST-18 & SPH6 EA. STUD & A.B. W/1 6"

NOTE: FOR WALL WIDTHS GREATER THAN 3-1/2", REFER TO BOX HEADER DETAIL 6/ D1 FOR PROPER INSTALLATION OF HEADER

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **9"** UNLESS OTHERWISE NOTED.
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   OR
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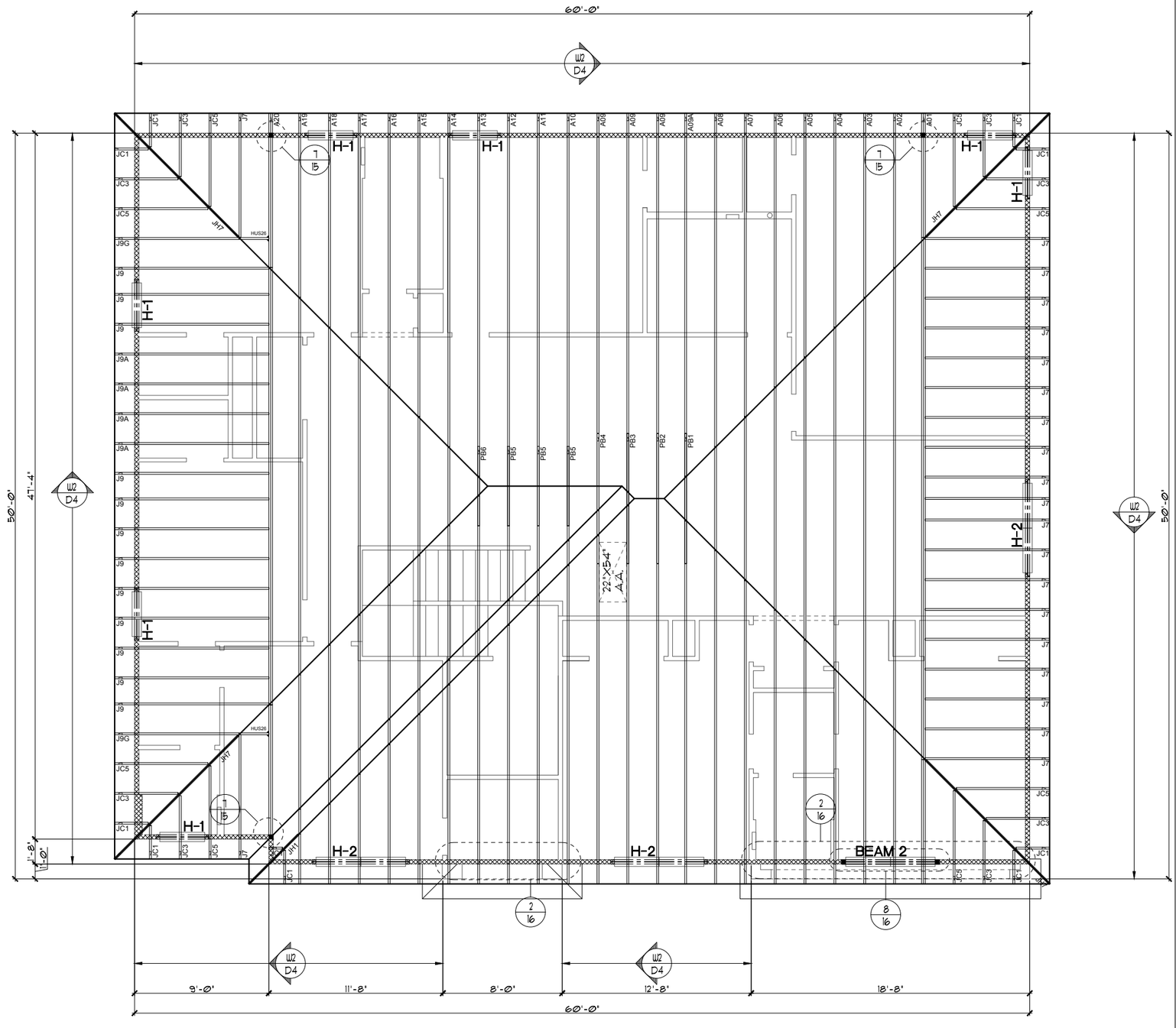

UPPER TRUSS LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

DJ TRUSS

LA: 09-14-21 BY: RW

Item 4.

REVISIONS 09-14-21 BY: RW

CODE 2020

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RDC

DREAM FINDERS

UPPER TRUSS LAYOUT

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058
SHEET T2A.0
OF 26 SHEETS

NOTE:

1. LINTEL DEPTH(S) ARE RELATIVE TO FINISHED FLOOR, CONTRACTOR IS ALLOWED A VARIANCE IN DEPTH OF PLUS/MINUS 4" U.N.O.

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRE CAST LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F34-18/IT	GARAGE DOOR SEE NOTE #1
L-2	4'-6"	8F16-08/IT	SH3050
L-3	7'-6"	8F16-08/IT	FR. SH3050
L-4	9'-4"	8F16-08/IT	8/0X8/0 S.G.D.
L-5	16'-8"	8F16-18/IT	LANAI
L-6	4'-6"	8F16-08/IT	SH3050
L-7	4'-6"	8F16-08/IT	SH3050
L-8	3'-6"	8F16-08/IT	2/0X4/0 F.G.
L-9	7'-6"	8F16-08/IT	FR. SH3050
L-10	4'-6"	8RF12-08/IT	3080 ENTRY DOOR
L-11	6'-6"	8F32-08/IT	FRONT ENTRY
L-12	7'-6"	8F16-08/IT	FR. SH3050
L-13			
L-14			
L-15			
L-16			
L-17			
L-18			
L-19			
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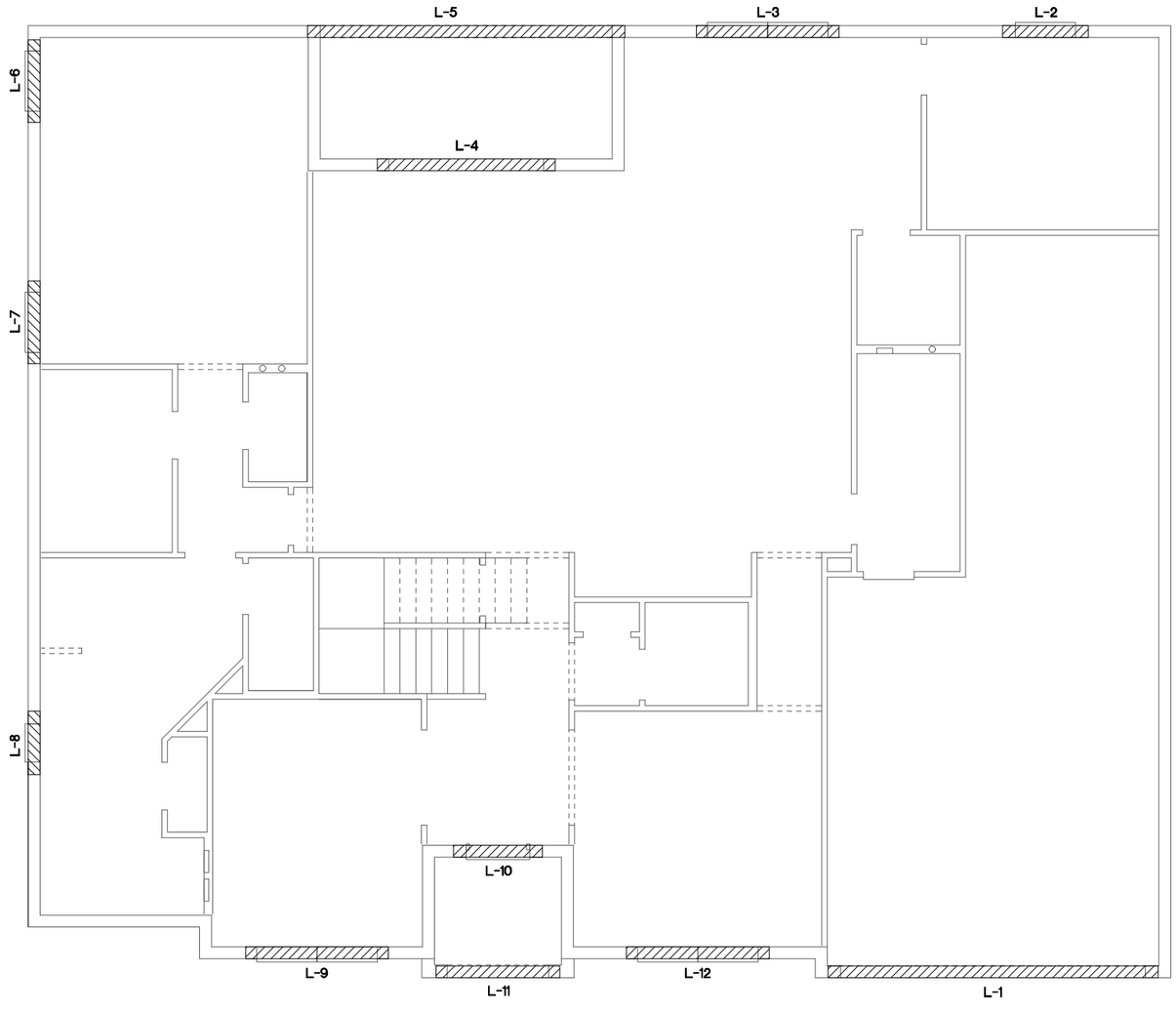

PRE CAST LINTEL LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 09-14-21 BY: RW

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0026, TALICHET

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CODE 2020

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DREAM FINDERS

PRE CAST LINTEL LAYOUT

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	PLA.0

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	BUS	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11836
		3166	4473	6039	7526	9004	10472	11836
3'-6" (42") PRECAST	2302	3138	3371	4693	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11836
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11836
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2710	4027	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1499	2464	4144	5458	4431	5280	6122
6'-6" (78") PRECAST	837	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3336	5260	7134	8935	6890
7'-6" (90") PRECAST	767	1029	1675	2385	1894	2439	2886	3333
		1029	1675	2610	3839	5596	6613	5047
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6"(126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0"(144") PRECAST	414	545	864	1254	1693	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2820
14'-0"(168") PRECAST	338	381	648	918	1190	1462	1087	1260
		495	760	1083	1335	1714	2153	2646
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		469	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	693	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1050	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1180	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY

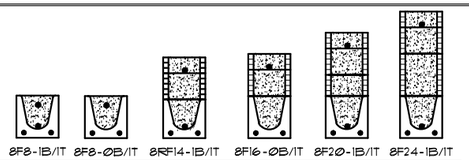
LENGTH \ TYPE	BRU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880
		1821	3412	4982	6472	7941	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7941	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4014	6472	6516	5814	6839
5'-10" (70") PRECAST	735	779	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	622	907	1677	2933	2516	3223	3872	4522
		907	1677	2933	4100	6730	8117	6701
7'-6" (90") PRECAST	665	761	1377	2252	1858	2451	2944	3436
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1253	1671	1342	1614	1886
		535	928	1491	2179	2618	3595	2815

8" PRECAST & PRESTRESSED U-LINTELS

UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2818	4101	5332	6563	7811	9055	2021	2021
	2727	2784	3581	5190	6407	7630	8851		
3'-6" (42") PRECAST	2165	2289	3260	4237	5213	6204	7192	1251	1251
	2165	2235	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1818	1989	2832	3680	4532	5381	6245	938	938
	1818	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2501	3251	4010	4767	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1351	1930	2509	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3292	3812	1671	881
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	995*	912	1475	1914	2354	2797	3240	591	657
	995	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6"(126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1033	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	898	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0"(144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	403	682	1004	1367	1631	1891		
14'-0"(168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	629	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	857	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	321
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	471	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	131	205	322	451	607	771	947		
24'-0" (288") PRESTRESSED	121	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



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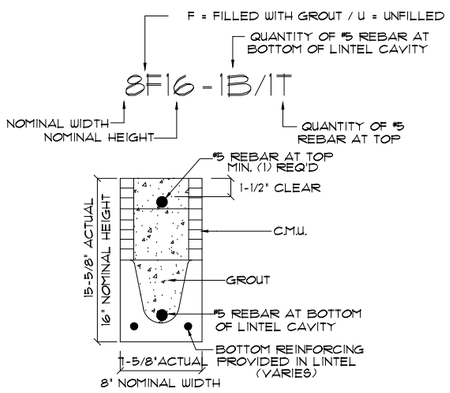

MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

UPLIFT

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1513	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3937	4756	5577	853	853
	1192	1455	2240	3036	3837	4643	5453		
5'-8" (68") PRECAST	924*	1172	1785	2423	3055	3689	4325	501	501
	924	1132	1741	2351	2978	3603	4230		
5'-10" (70") PRECAST	886*	1138	1742	2352	2965	3581	4198	469	469
	886	1093	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	856	1468	1981	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1375	1890	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	USP DESCRIPTION	USP FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	ETA20	14-10d	1,810	65 / 960
22	H10A	RFT: 8-8d x 1 1/2"	RT16	RFT: 8-8d x 1½"	990	585/525
		PLT: 8-8d x 1 1/2"		PLT: 8-8d		
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	RT20	RFT / TRS: 9-10d	985	400 / N/A
		PLT / STD: 10-8d		PLT / STD: 13-10d		
26	H2.5	RFT:5-8d / PLT: 5-8d	RT7	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	MP34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	MPA1F	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
37	MTS12	14-10d	MTW12	14-10d	1,000	N/A
38	MTS16	14-10d	MTW16	14-10d	1,000	N/A
39	MTSM16	BLK: (4)1¼"X2¼" T.C. TRUSS: (7) 10d	MTW16	BLK: (4)1¼"X2¼" T.C. TRUSS: (7) 10d	860	N/A
43	LSTA12	10-10d	LSTA12	10-10d	905	N/A
45	ST18	14-16d	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	N/A	N/A	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	SPT22	STD:4-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	SPT224	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	TP4,6,8	12-10d x 1½"	885	N/A
88	CBSQ88	12 SDS 1/4X2"			3975	N/A
89	CB66	(2) ⅝" BOLTS	PA8X8	4-10d	2,300	985
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
91	CBSQ66	14 SDS 1/4X2"			3,190	N/A
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PBS66	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PBS44	24-16d	1,815	1,070
95	HTS20	20-10d	HTU20	20-10d	1,450	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	MPA1	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
101	HTT4	⅝" BOLT/ 18-16dX2½"	N/A	N/A	3,640	N/A
102	HTT5	⅝" BOLT/ 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) ⅝" BLT	N/A	N/A	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	N/A	N/A	5,020	N/A
105	HDT8	7/8"-3-3/4"	N/A	N/A	6,645	N/A
110	HCP2	12-10d x 1½"	HHCP2	20-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	THD46	H:8-18d/J:12-10d	1,550	N/A
168	U46	H:8-10d/J:4-10d	SUH46	H:8-16d/J:4-16d	710	N/A
181	HUS26	20-16d	THD26	H:20-16d/J:10-10d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	N/A	N/A	1,085	N/A
212	HUC410	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	N/A	N/A	1,810	N/A
213	HSUR/L410	BLOCK: 20-16d JOIST : 6-16d	N/A	BLOCK: N/A JOIST : N/A	1,300	N/A
214	HUC412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	EHUH210-2	HDR:40-16d/JST:16-10d	2,720	N/A
216	HUCS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR¾X8 TOP&FACE JOIST: 18-10d	NFM35X12U	H:1-½" J-BOLT J:5-½" BOLTS	3,145	N/A
231	MBHA3.56/16	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM3.5X16U	HDR :MIN. ½"øxJ-BOLTS JOIST : (5) ½"ø BOLTS	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾"ø x 8" JOIST : 18-10d	NFM5.5X16U	HDR :MIN. ½"øxJ-BOLTS JOIST : (5) ½"ø BOLTS	3,450	N/A
241	LGT2	30-16d-sinker	LUGT2	32-10d	2000	1015 / 440
242	LGT3	G: (12) SDS ¼:X2½"	N/A	W: (4) ⅜"X5" TITEN	2,365	N/A
243	LGT4-SDS3	G: (16) SDS ¼:X3"	N/A	W: (4) ⅜"X5" TITEN HD	2,365	N/A
301	MGT	(1) ¾"BLTS./GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL:¾"BLTS./GIR: 8-10d	USC63	LTL:¾"BLTS./GIR: 8-16d	6485	N/A
303	HGT-4	LTL:¾"BLTS./GIR: 16-10d	N/A	N/A	9,250	N/A
305	FGTR (2-PLY)	TRUSS: 36 SDS ½"X3" WALL:(4)½"X5" TITEN HD	N/A	N/A	9,400	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	N/A	N/A	1,700	N/A
501A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
501B	LSSU28	10-10d - 5-10dX1½	N/A	N/A	535	N/A
501C	LSSU210	10-10d - 7-10dX1½	N/A	N/A	875	N/A
502A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
502B	LSSU28	9-10d - 5-10dX1½	N/A	N/A	450	N/A
502C	LSSU210	9-10d - 7-10dX1½	N/A	N/A	785	N/A
503	HRC22	6-10dX1½ - 2-10dX1½	N/A	N/A	290	N/A
504	VPA2	8-10d - 2-10dX1½	N/A	N/A	295	375/250
505	HCP2	6-10dX1½ - 6-10dX1½	N/A	N/A	645	N/A
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION.

LOT: 0026, TALICHET

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CODE 2020

REVISIONS	BY:
09-14-21	RW

LA: 09-14-21 BY: RW

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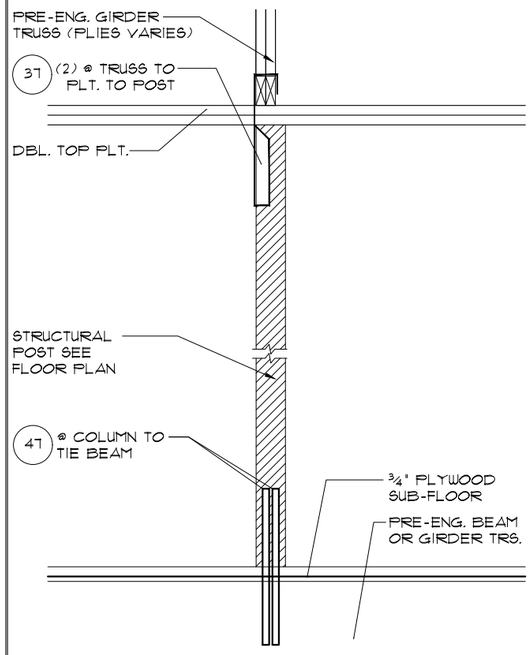
DREAM FINDERS
BY THE MAKERS OF QUALITY HOMES

PRECAST LINTEL DATA / CONECTOR SCHEDULE

5058 WIMBERLEY
DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058



8/15 DETAIL
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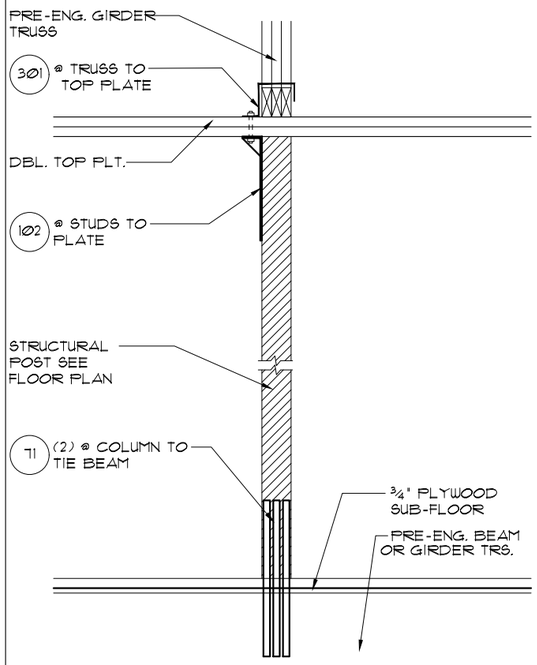
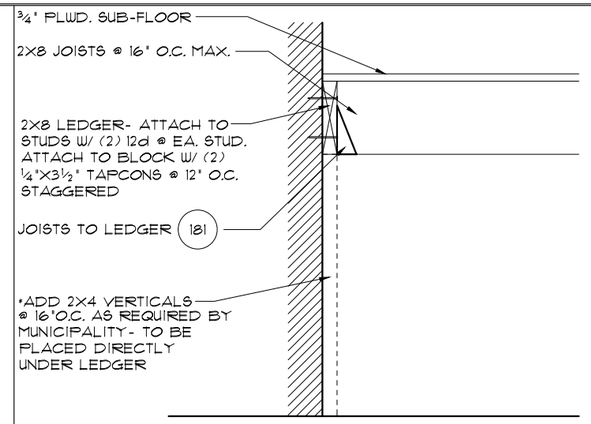
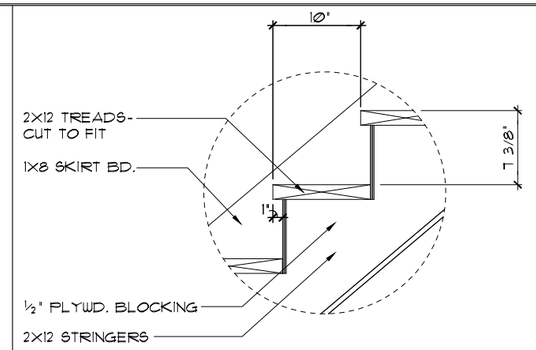


6/15 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

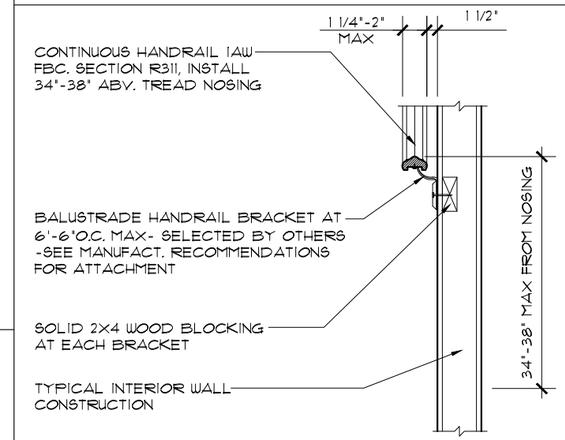


4/15 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") PLATFORM FRAMING

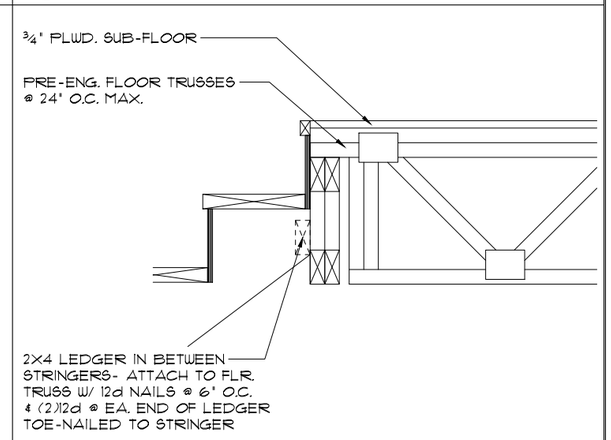


DATA: TOTAL RISE: 11'-0¾" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 14'-2" (17 TREADS @ 10" EA.)

1/15 STAIR DETAIL
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") STAIR DATA



5/15 TYP. HANDRAIL DET.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34")



2/15 TYP. STAIR CONNECT.
3/4"=1'-0" (11X17) 1½"=1'-0" (22"X34") STRINGER TO FLOOR TRUSS

NOTES:

STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 7TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE 7¾", WITH THE GREATEST RISER HEIGHT NOT EXCEEDING THE SMALLEST BY MORE THAN ⅜".

MIN. DEPTH OF TREAD TO BE NO LESS THAN 10", WITH THE GREATEST TREAD DEPTH NOT EXCEEDING THE SMALLEST BY MORE THAN ⅜".

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION.

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.

THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER BY MORE THAN ⅜".

CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT NEED TO BE WITHIN ⅜" OF THE RECTANGULAR TREAD DEPTH.

HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1¼" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.

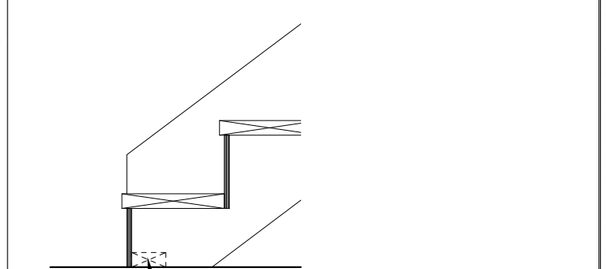
34"-38" HANDRAIL HGT. MEASURED FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE.

HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

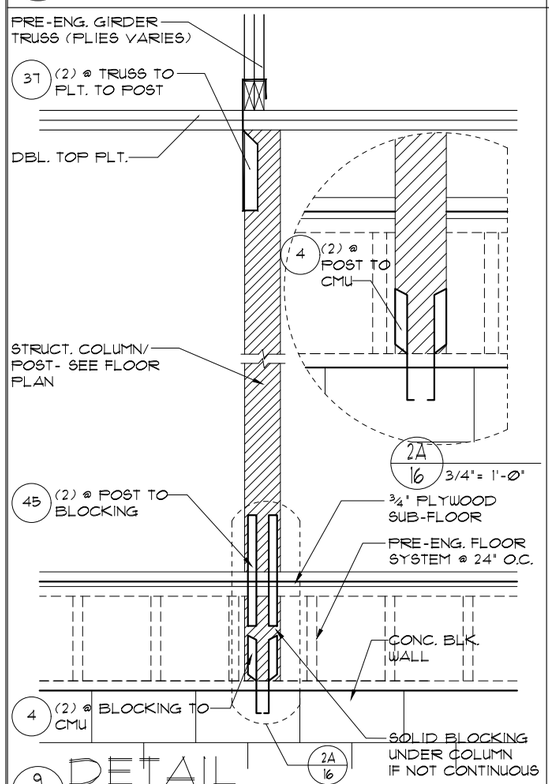
R312.1.3 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

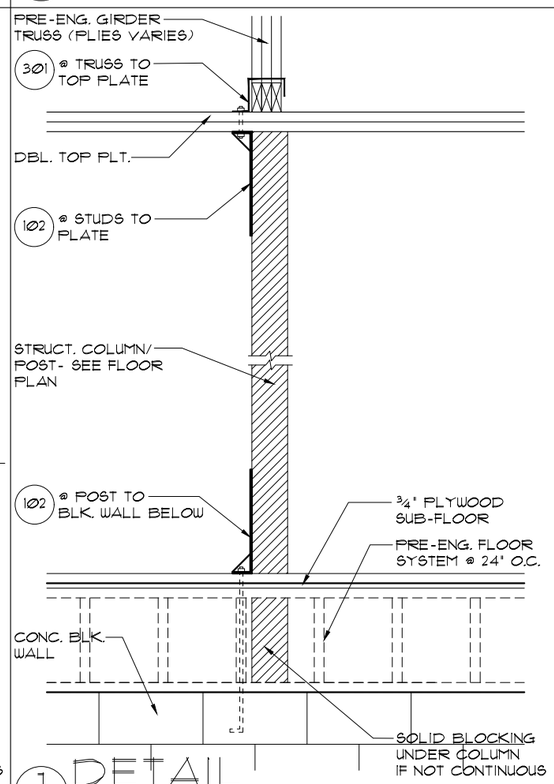
2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4⅜ INCHES (111 MM) IN DIAMETER.



3/15 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") STRINGER TO FLOOR



9/15 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



7/15 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

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LA: 09-14-21 BY: RW

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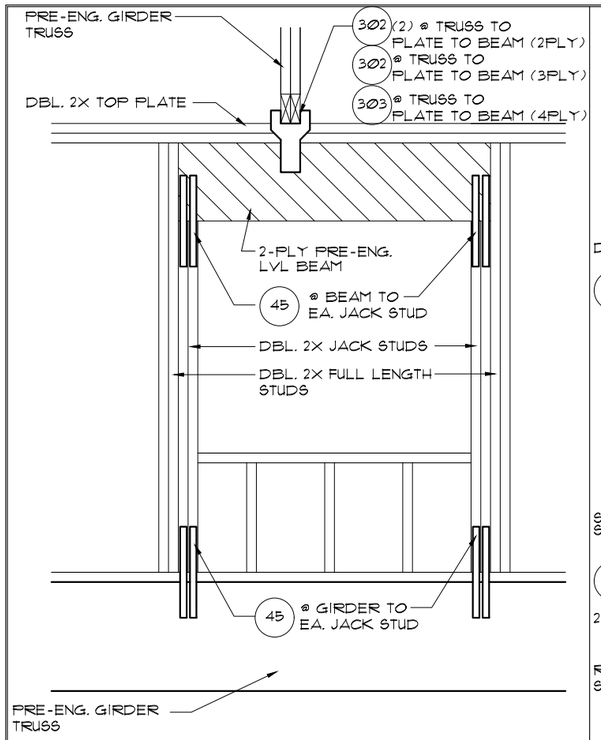
DREAM FINDERS HOMES

STAIR DATA/ TYPICAL DETAILS

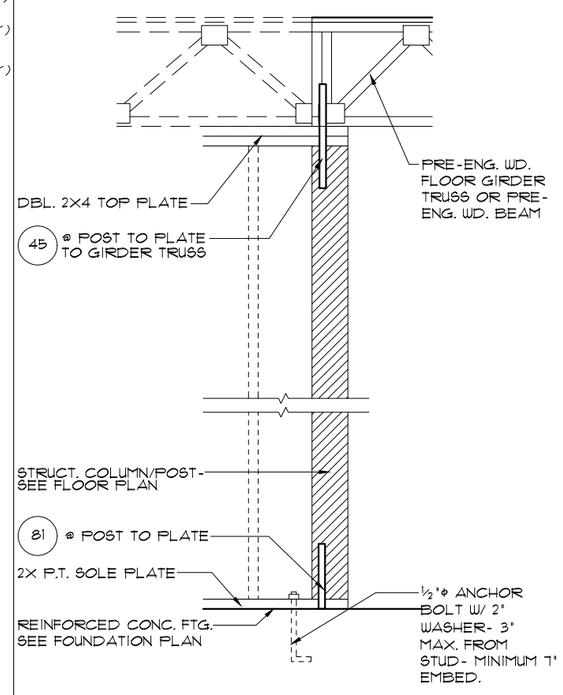
5058 WIMBERLEY
DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	48

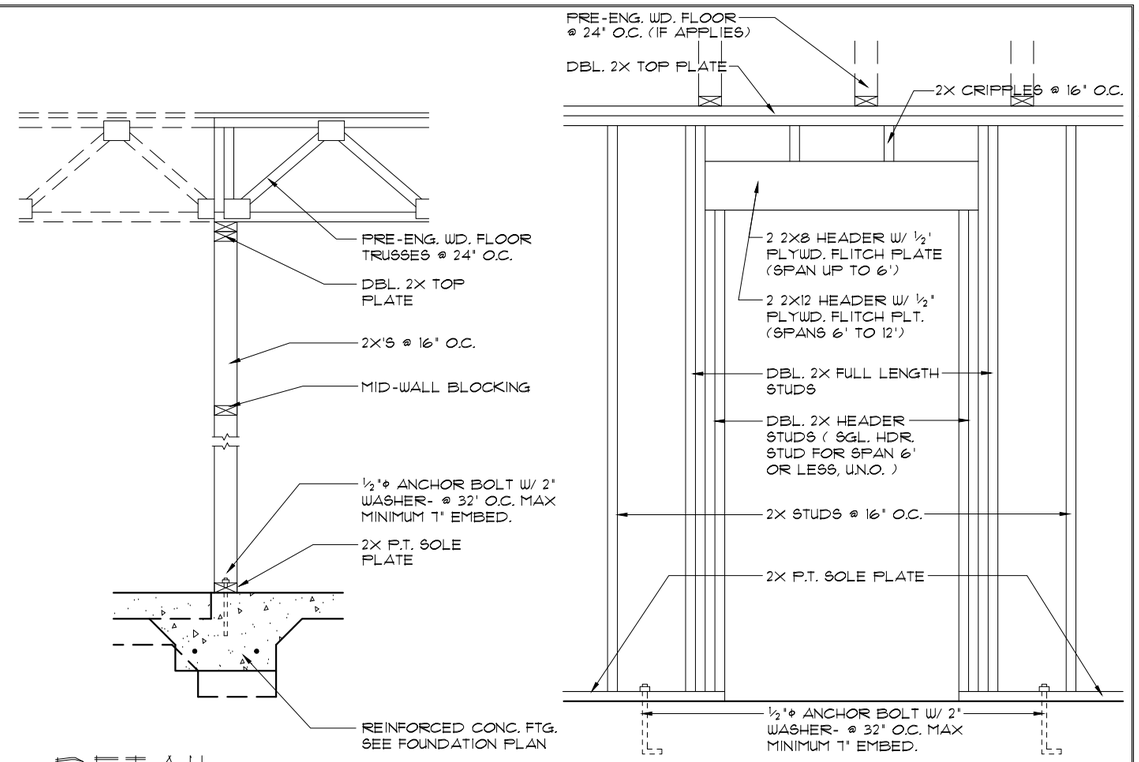
OF 26 SHEETS



8/16 DETAIL
1/2"=1'-Ø" (11X17) 1"=1'-Ø" (22X34)



6/16 DETAIL
1/2"= 1'-Ø" (11X17) 1"= 1'-Ø" (22"X34")



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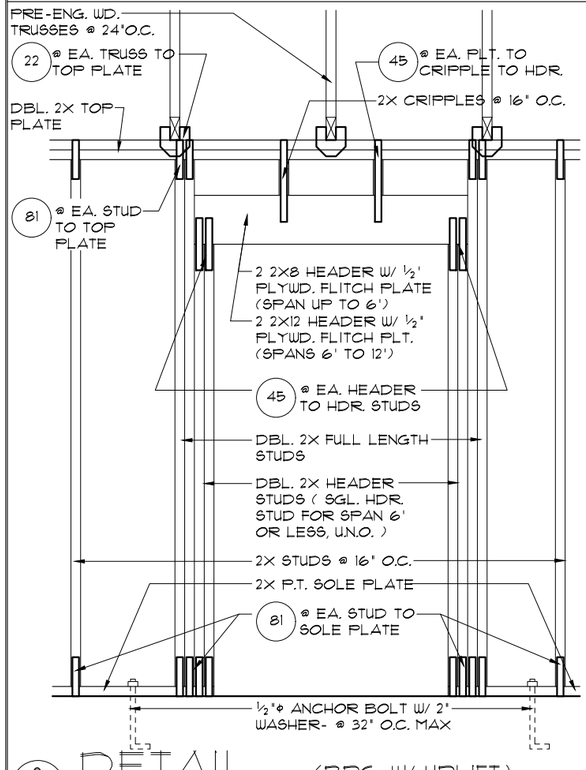

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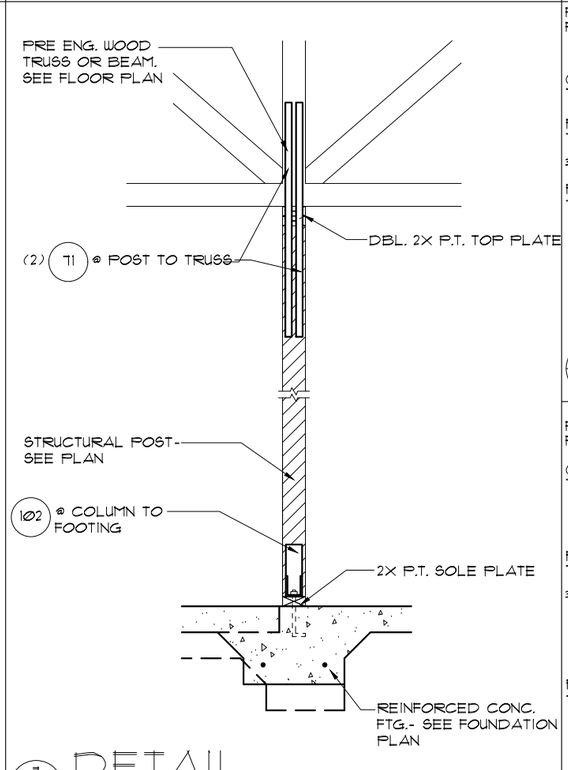

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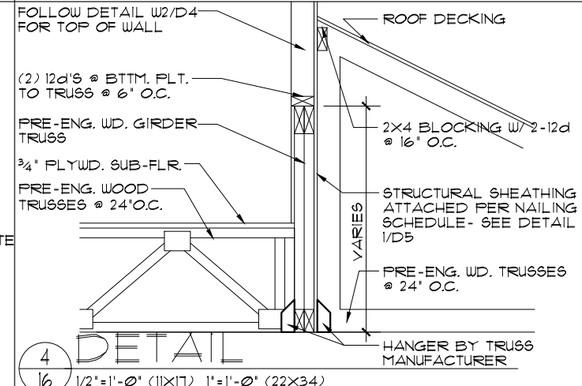

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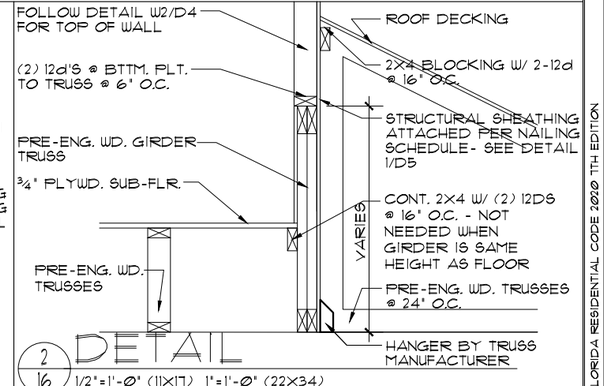

2/16 DETAIL
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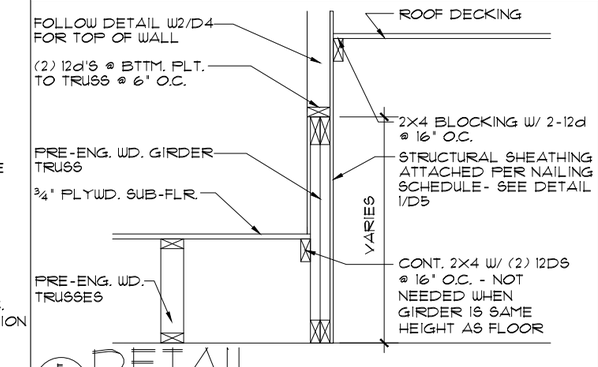

5/16 DETAIL
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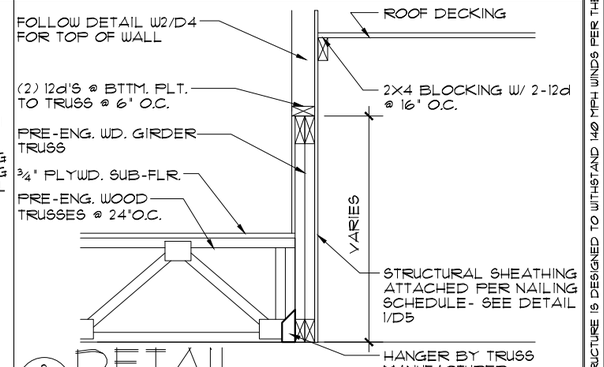

3/16 DETAIL
1/2"=1'-Ø" (11X17) 1"=1'-Ø" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0026, TALICHET

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Item 4.

BY: RW
LA: 09-14-21

REVISIONS	09-14-21	BY:	RW

CODE 2020

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RDC

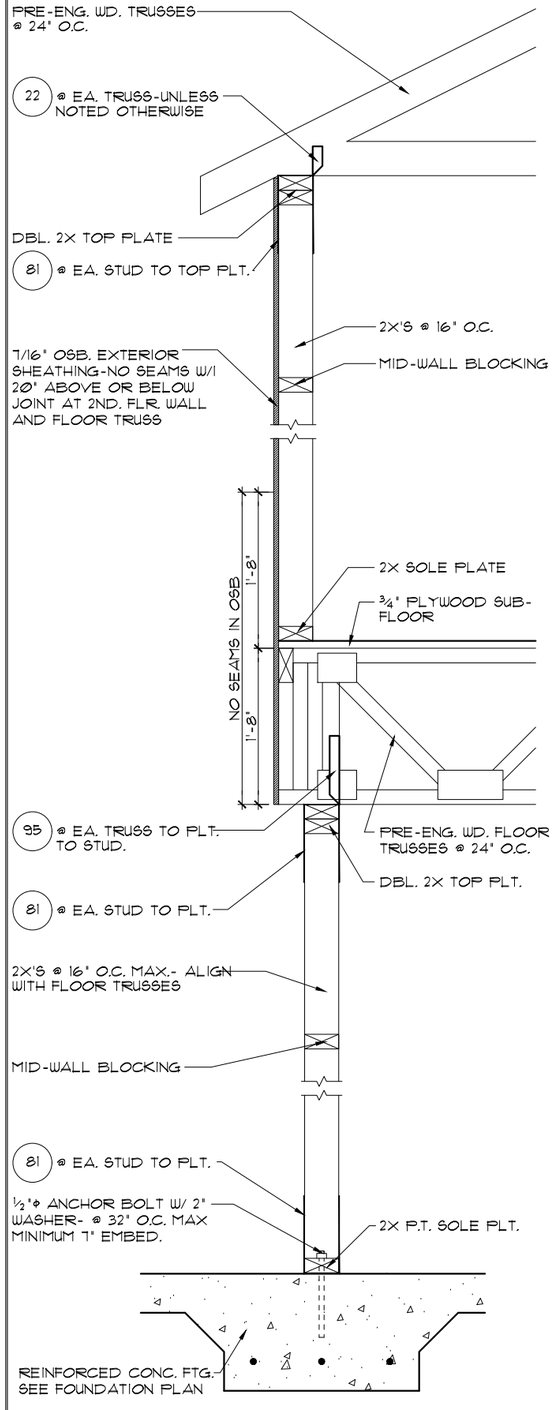
DREAM FINDERS
DREAM FINDERS HOMES

TYPICAL DETAILS

5058 WIMBERLEY

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	49

OF 26 SHEETS



4/17 DETAIL

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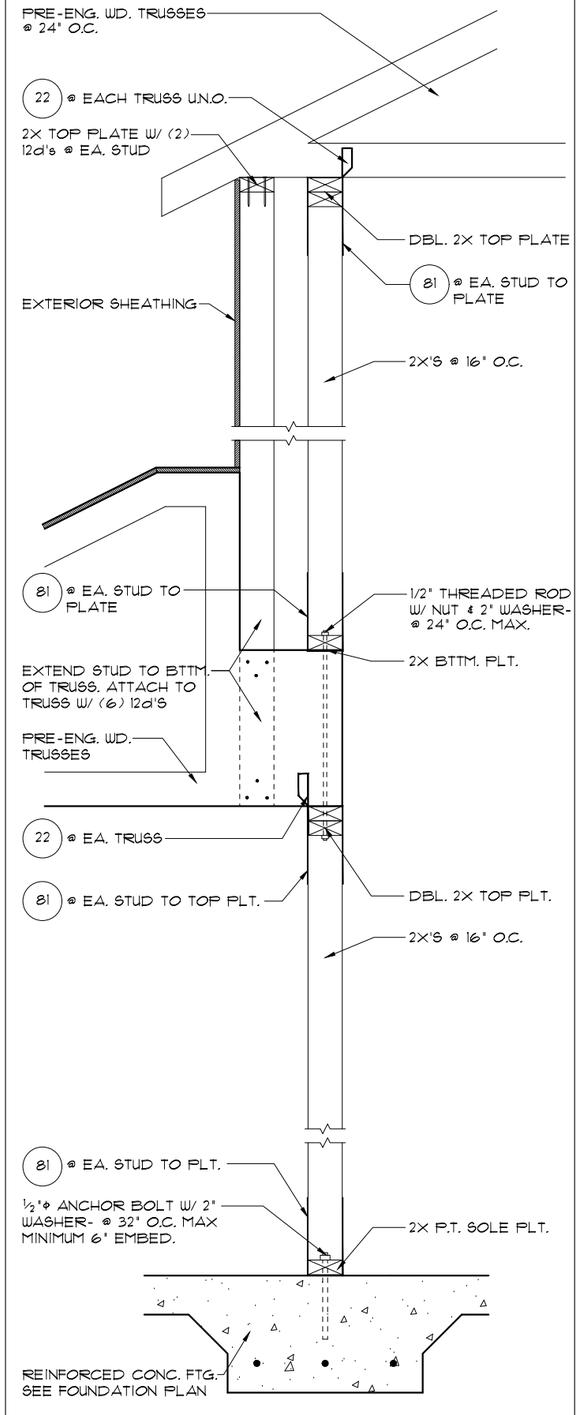

3/17 DETAIL

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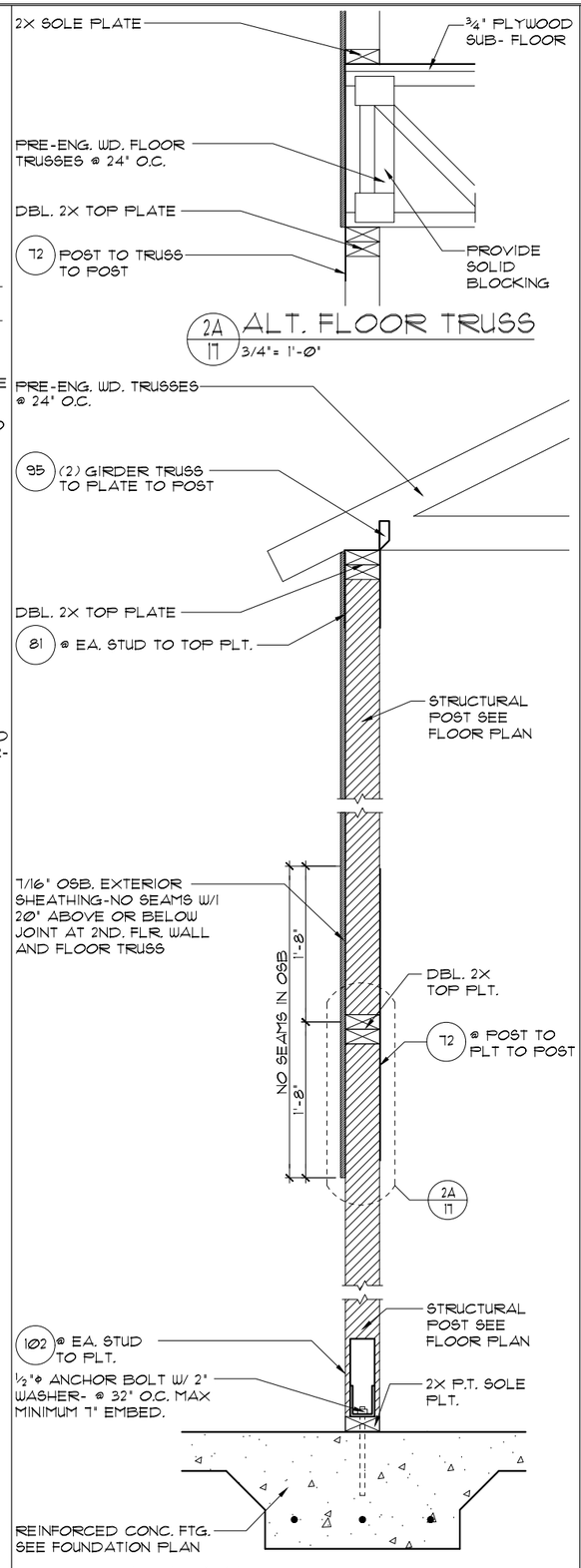

2/17 DETAIL

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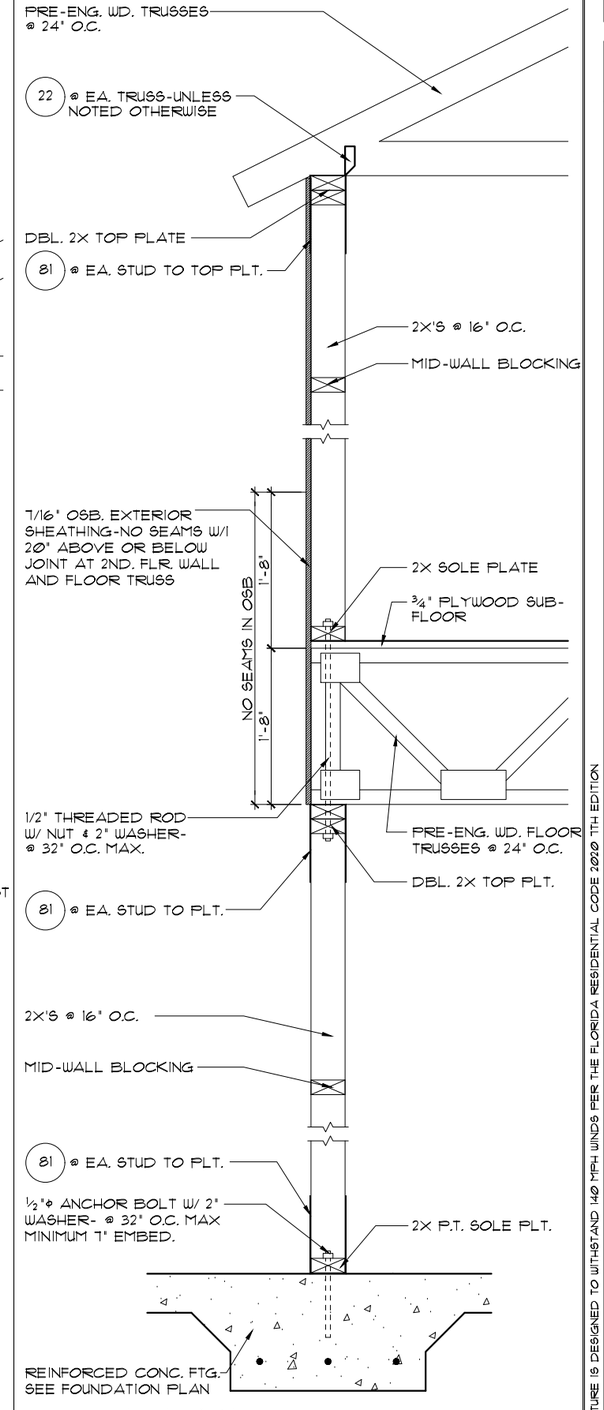

1/17 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

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LOT: 0026, TALICHET

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CODE 2020

REVISIONS	09-14-21	BY: RW

LA: 09-14-21 BY: RW

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RDC

DREAM FINDERS

TYPICAL DETAILS

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20

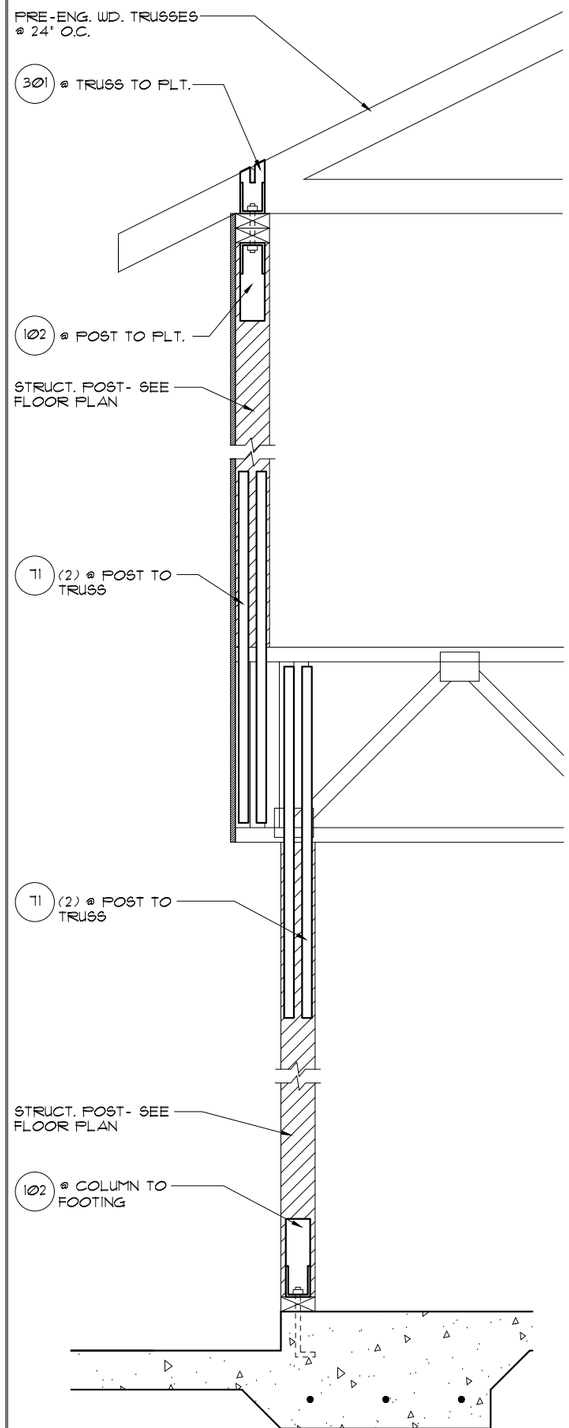
SCALE AS NOTED

DRAWN RDC

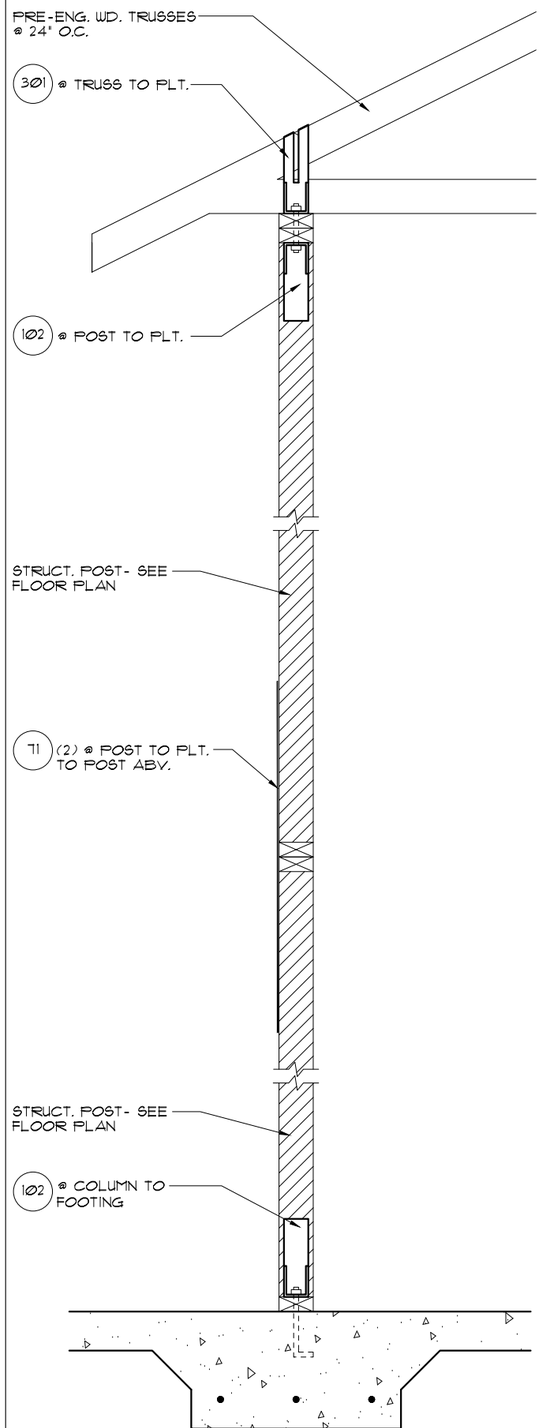
JOB 5058

SHEET 50

OF 26 SHEETS



4/18 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



3/18 DETAIL
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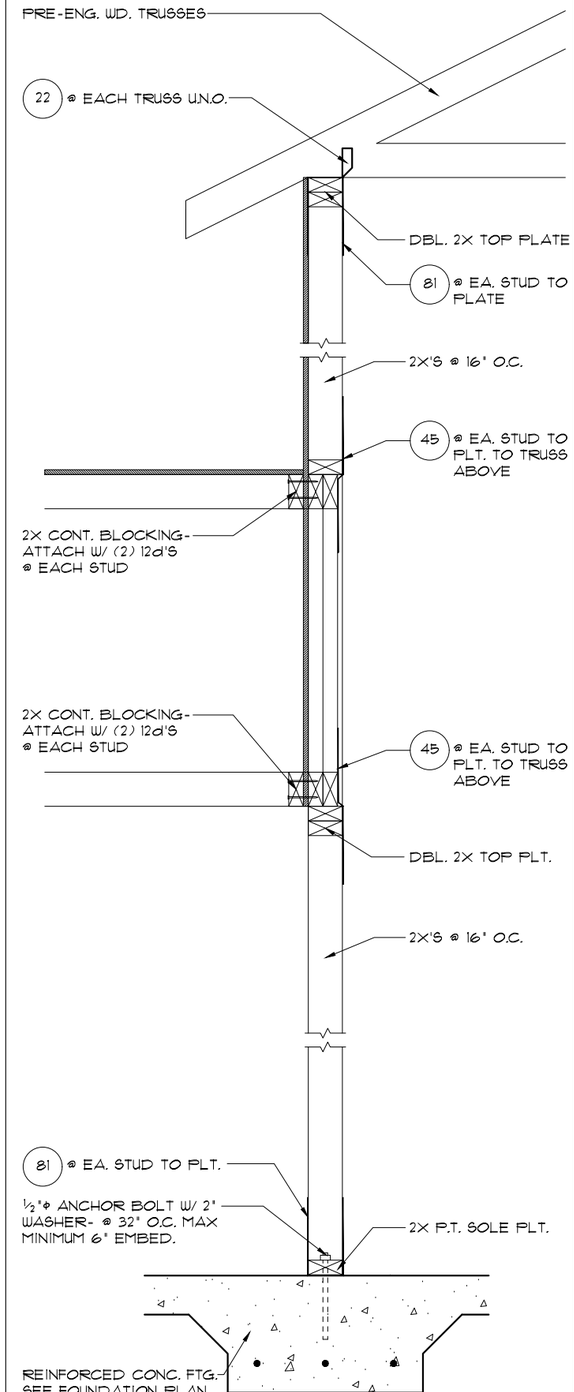
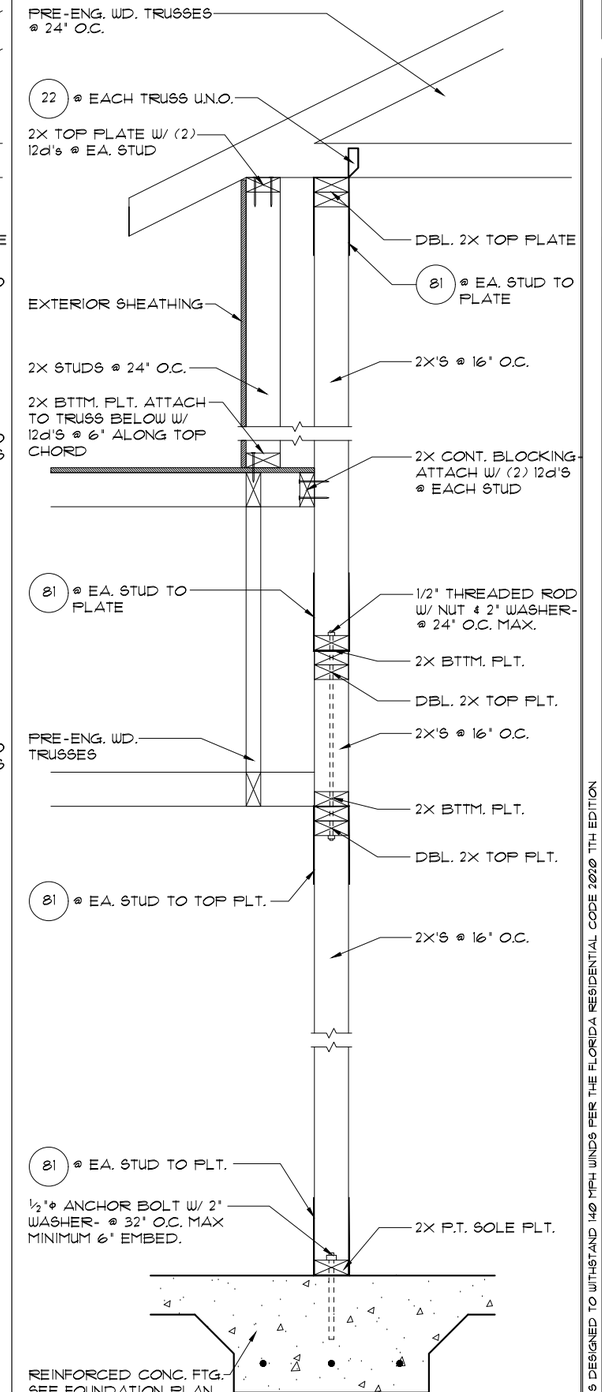


2/18 DETAIL
3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)



1/18 DETAIL
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THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LA: 09-14-21 BY: RW

REVISIONS	09-14-21	BY: RW

CODE 2020

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DREAM FINDERS
THE MARK OF A QUALITY HOME

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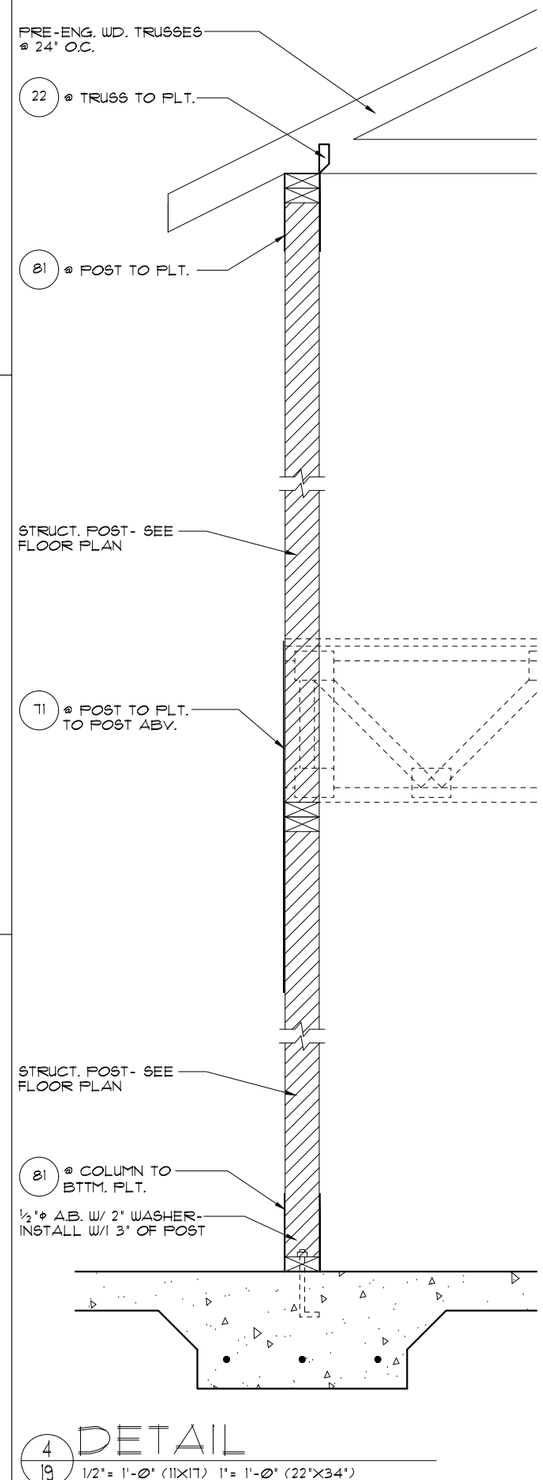
TYPICAL DETAILS

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	51

OF 26 SHEETS



4/19 DETAIL

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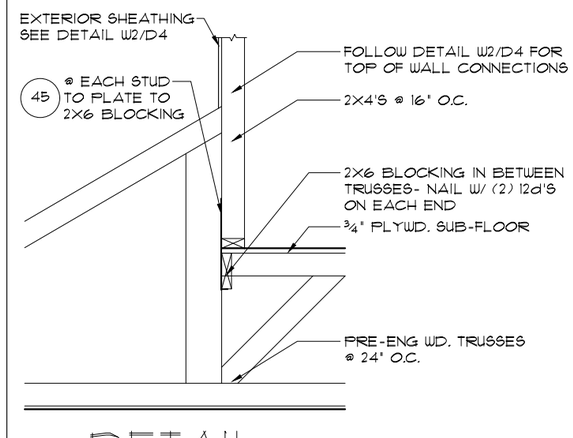

1/19 DETAIL

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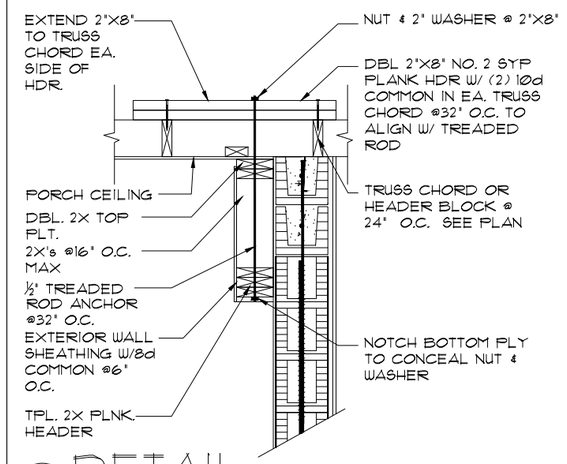

2/19 DETAIL

¾"= 1'-0" (11X17) 1½"= 1'-0" (22"X34")

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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CODE 2020

BY:	REVISIONS	BY:
	09-14-21	RW
LA: 09-14-21		BY: RW

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RDC

DREAM FINDERS

TYPICAL DETAILS

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	52

OF 26 SHEETS

STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 7TH EDITION, FBCR 2020 (WIND LOAD @ 140 MPH.)
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 3½" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530/ ASCE 5/TMS 402 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
½"	¾"	7"
⅝"	⅞"	7"
¾"	1"	8"
⅞"	1⅛"	9"

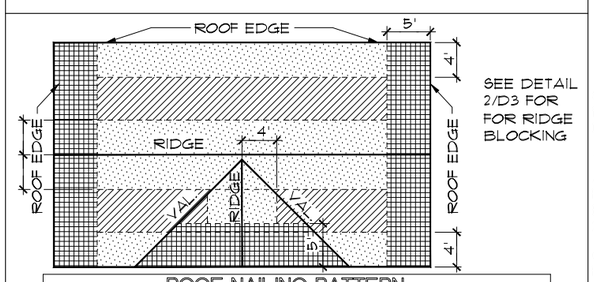
    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE **SPF** (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4'. STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL. SPLICING IS PERMITTED IN DOUBLE TOP PLATE ABOVE STUDS.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. NAIL PATTERN
   -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 3)
   -DOUBLE STUDS @ 12" O.C..
   -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
11. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 7/16" OSB, NAILED TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB OR 1/2" CDX PLYWOOD . NAILED TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
12. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
13. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
14. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
15. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
16. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
17. 2000 PSF MINIMUM SOIL BEARING CAPACITY
18. ALL EXTERIOR FRAME WALLS SHALL BE CONSTRUCTED WITH 2X4 STUDS @ 16" O.C. MIN. UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.

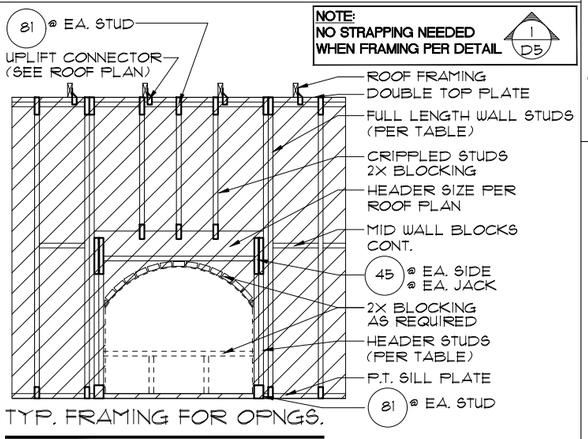
FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) ¼" X 2¼" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
3. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
   UP TO ⅞" - NO REPAIR NECESSARY
   ⅞" TO 1¼" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
   1¼"+ - REQUIRE SPECIAL ENGINEERING LETTER
5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE
6. EXTERIOR CMU COLUMN HEIGHT LOWER THAN REQ'D.:
   - FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS LESS THAN 6" LOWER THAN REQ'D., CONTRACTOR SHALL INSTALL 2X P.T. BLKG. AS REQ'D. TO FILL GAP, W/ 1/2"Ø THRU-BOLT DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED. META STRAP TO BE REPLACED WITH MSTAM24. IF, HOLDDOWN SPECIFIED IS DIFFERENT THAN META, CONTACT E.O.R. FOR SUB.
   - FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS 6" OR GREATER THAN REQ'D., CONTRACTOR SHALL INSTALL GROUT FILLED CMU OR C.I.P. CONC. (2,000PSI MIN.) W/ #5 VERT. @12" O.C. DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED.



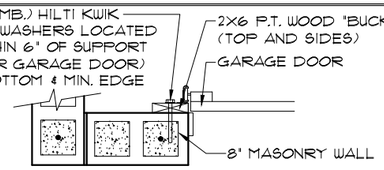
ROOF NAILING PATTERN

ZONE:	8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	8d NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



TYP. FRAMING FOR OPNGS.

½"X6" (4½" EMB.) HILTI KWIK BOLT WITH 2" WASHERS LOCATED @ 1',4',&7' (WITHIN 6" OF SUPPORT BRACKET FOR GARAGE DOOR) FROM THE BOTTOM & MIN. EDGE DISTANCE.

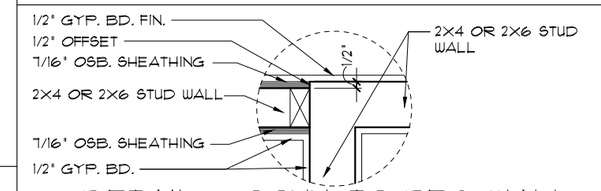


- DETAIL TO SATISFY 140 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-9D
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

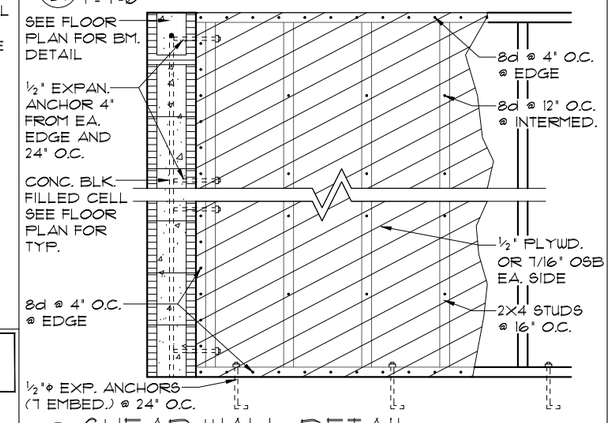
1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R613 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

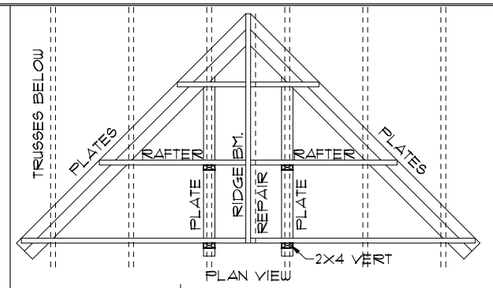
GARAGE BUCK DETAIL
1"= 1'-0"



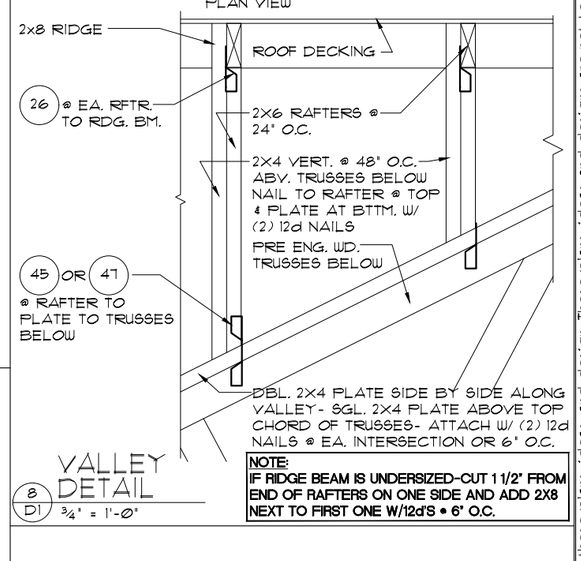
7A/D1 DETAIL @ CONN. TO REG. WALL
1"= 1'-0"



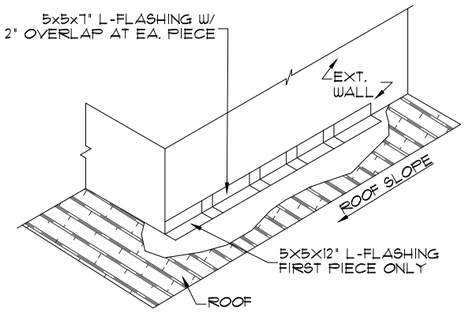
7/D1 SHEAR WALL DETAIL USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS
1/2"= 1'-0"



PLAN VIEW



8/D1 VALLEY DETAIL
¾" = 1'-0"



STEP FLASHING DETAIL
N.T.S.

MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5

Item 4.

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DREAM FINDERS

STANDARD DETAILS

TYPICAL STRUCTURAL DETAILS

DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
S
53
OF SHEETS

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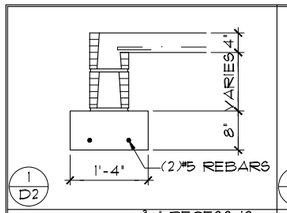
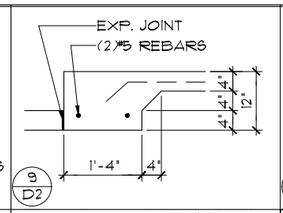
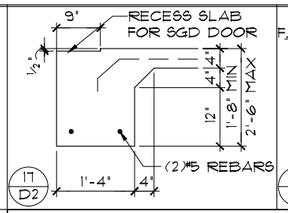


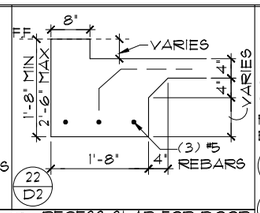
1 / D2



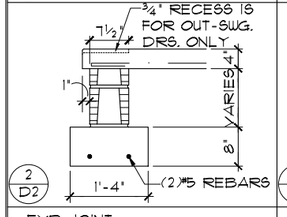
9 / D2



17 / D2



22 / D2



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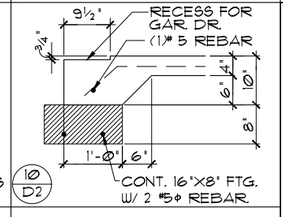

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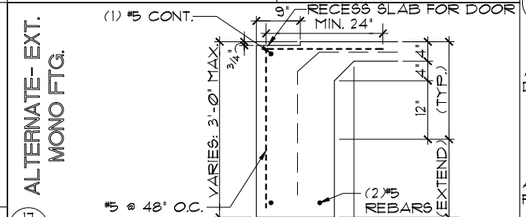

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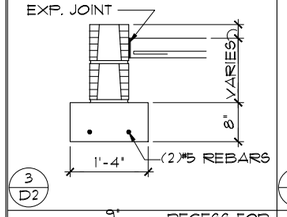

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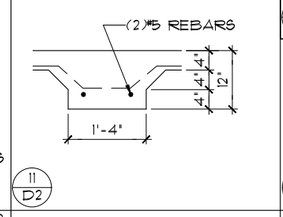

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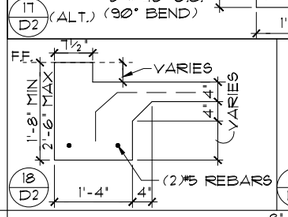

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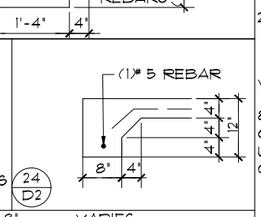

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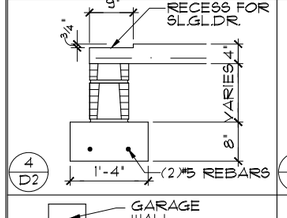

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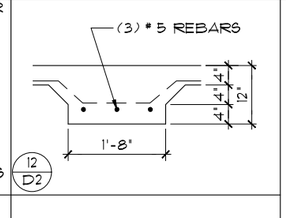

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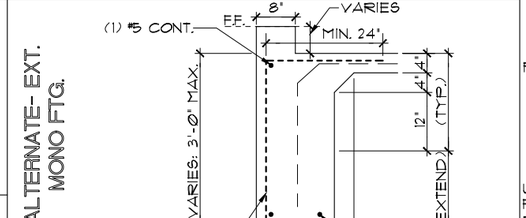

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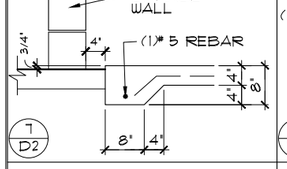

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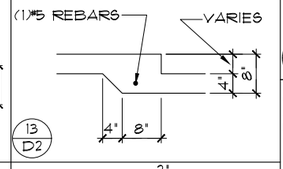

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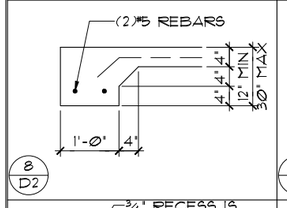

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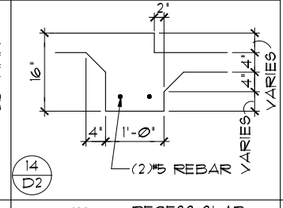

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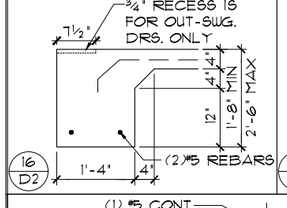

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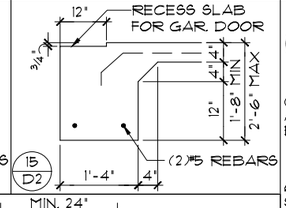

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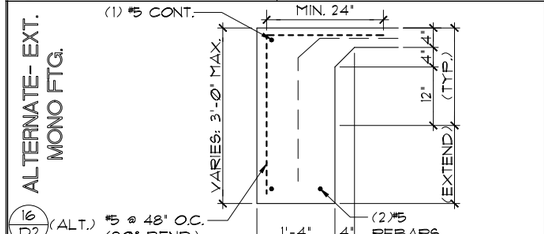

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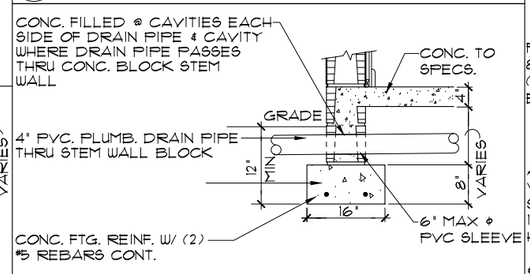
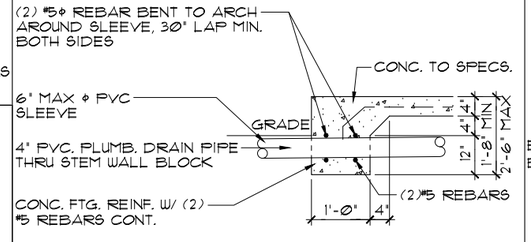
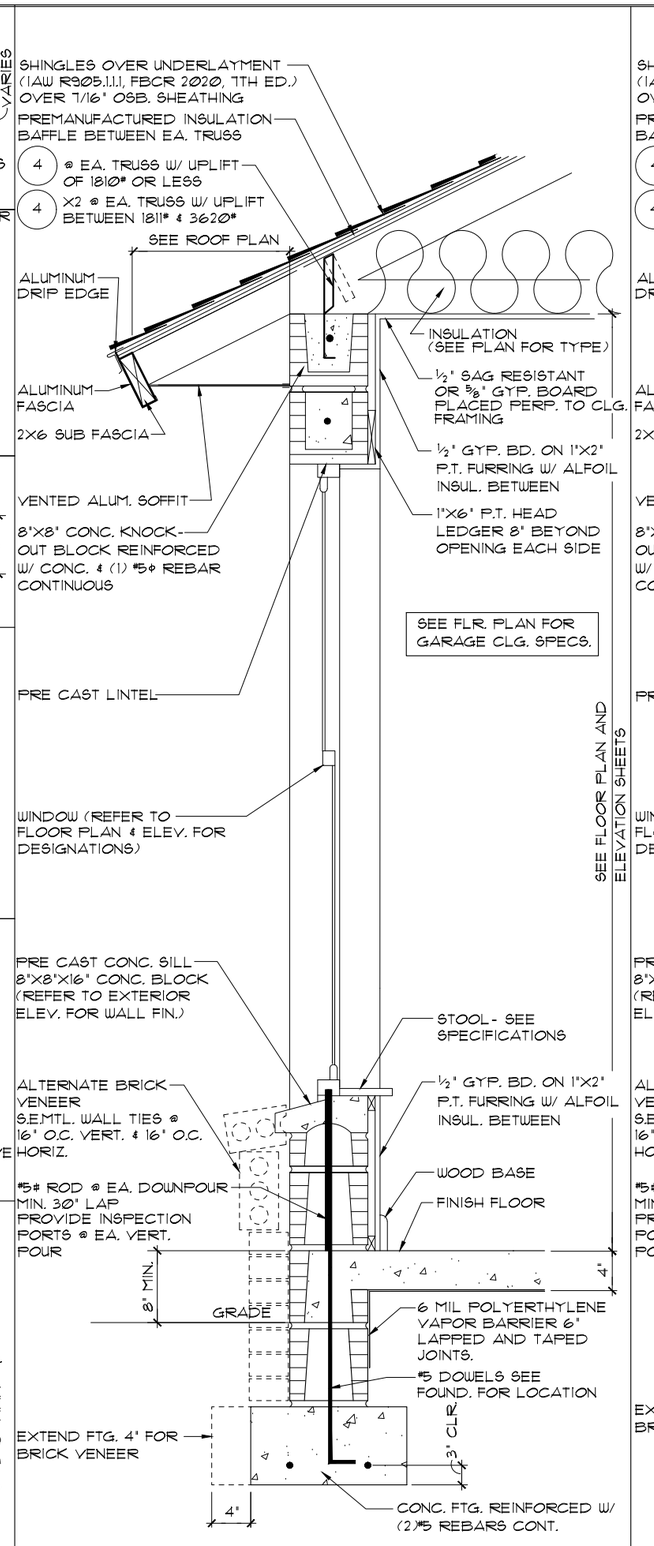


P1 / D2 PIPE THRU FOOTING DETAIL 3/8"= 1'-0"



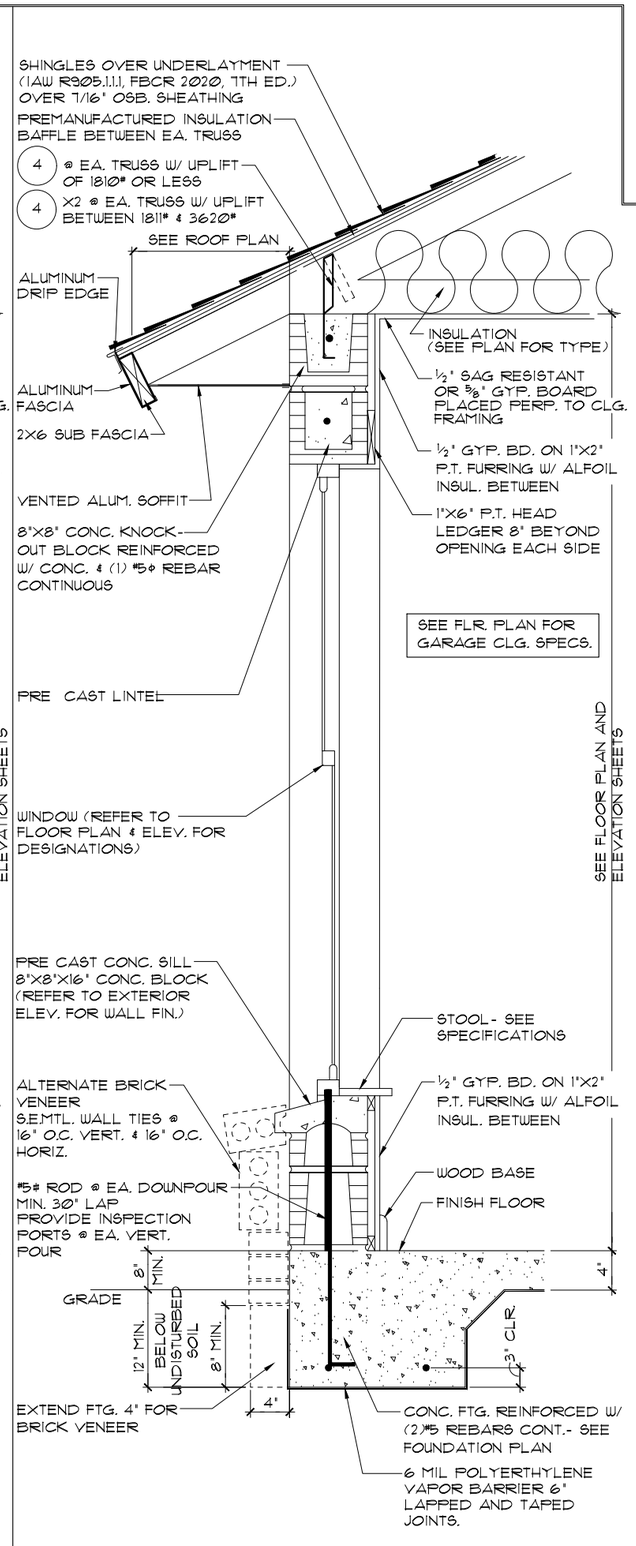
MONOLITHIC

PIPE THRU FOOTING DETAIL 3/8"= 1'-0"



TYPICAL WALL SECTION W/ STEM WALL FOOTING

A / D2 3/4"= 1'-0"



TYPICAL WALL SECTION W/ MONOLITHIC FOOTING

A / D2 3/4"= 1'-0"

Item 4.

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DREAM FINDERS HOMES

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17

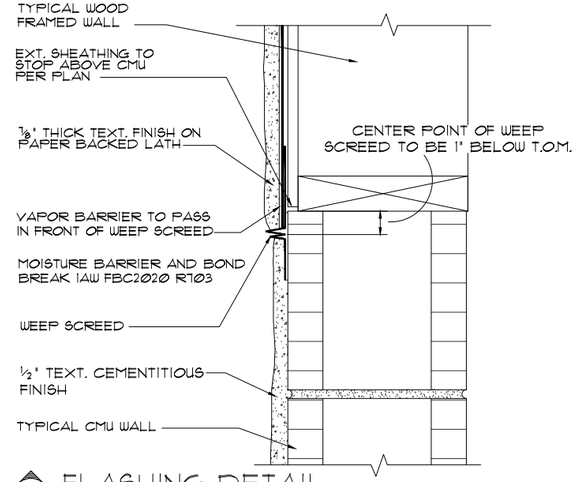
SCALE AS NOTED

DRAWN JR & RDC

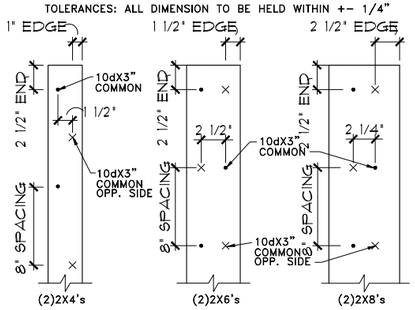
JOB #

SHEET 54 D2

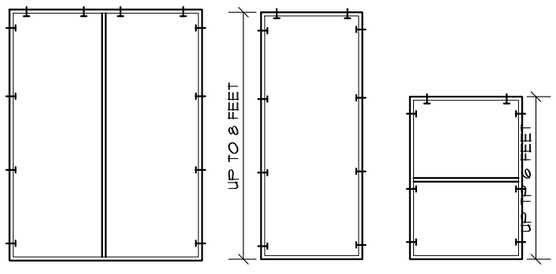
OF SHEETS



A D3 FLASHING DETAIL
N.T.S.



B 2X BUILT-UP STUD COLUMN DETAILS
1½"=1'-0"



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

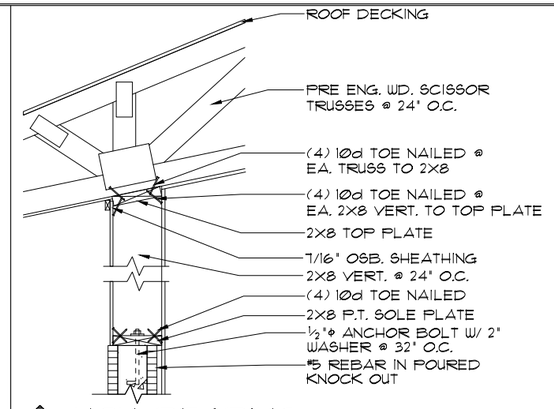
BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

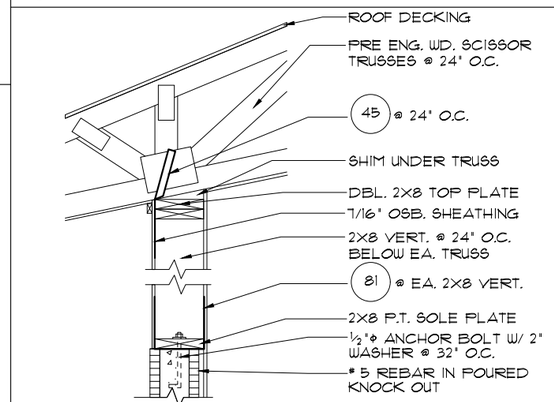
USE MIN. 2¼" T-NAILS w/ 1x BUCK. USE MIN. ¼" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

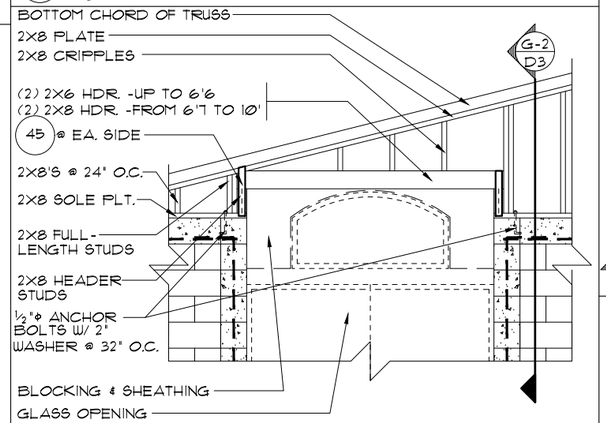
IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4" X 1¾" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



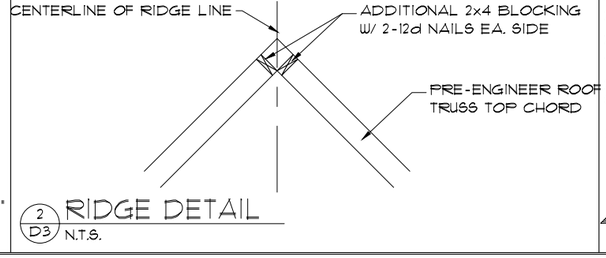
G-6 D3 NON-BEARING
1½"= 1'-0"



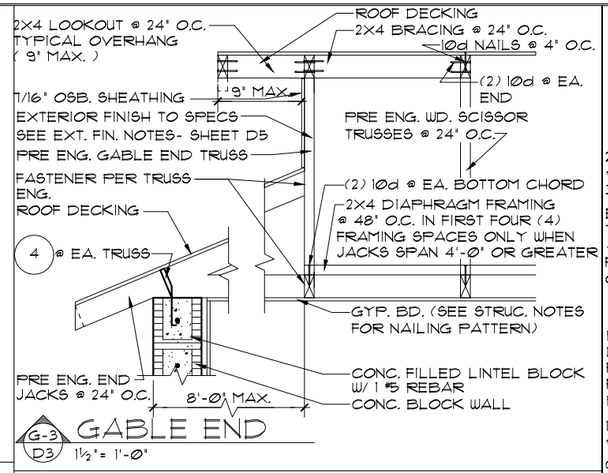
G-1 D3 BEARING
1½"= 1'-0"



B D3 GABLE END
1½"= 1'-0"



2 D3 RIDGE DETAIL
N.T.S.



G-3 D3 GABLE END
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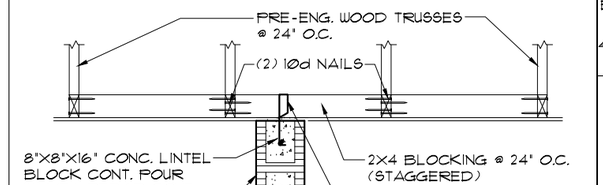

G-4 D3 DETAIL
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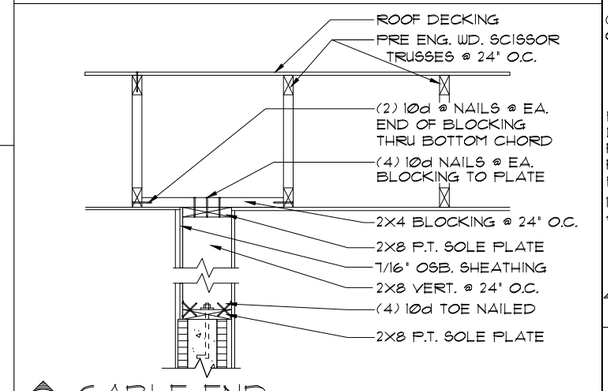
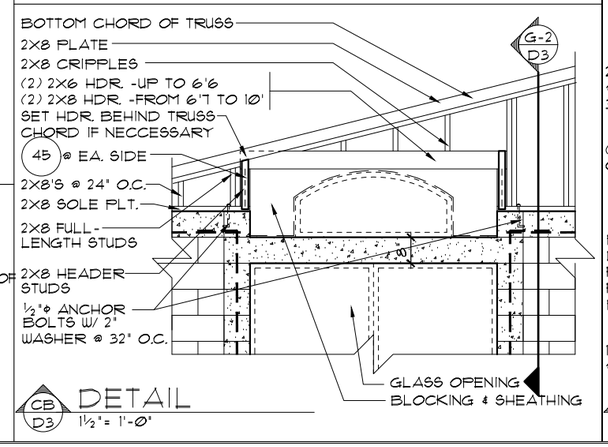


G-5 D3 GABLE END
1½"= 1'-0"



CB D3 DETAIL
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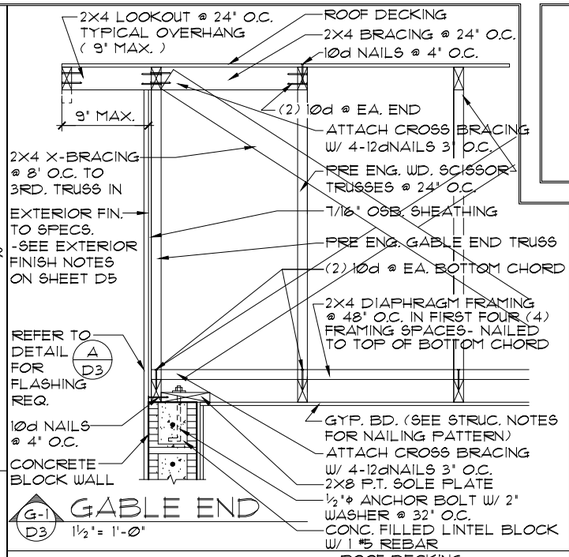
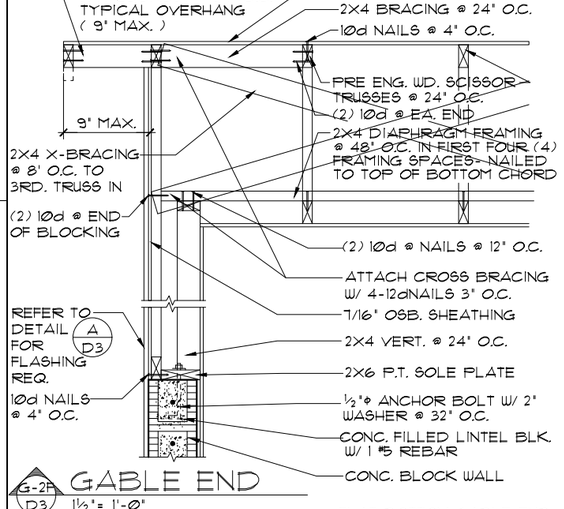
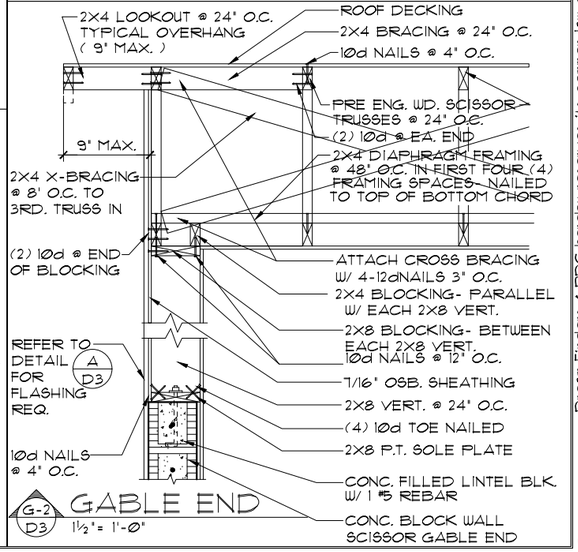


G-1 D3 GABLE END
1½"= 1'-0"



G-2F D3 GABLE END
1½"= 1'-0"



G-2 D3 GABLE END
1½"= 1'-0"

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RDC

DREAM FINDERS
THE BRAND OF ASSISTED HOME

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
SHEET 55 D3
OF SHEETS

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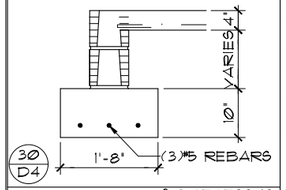
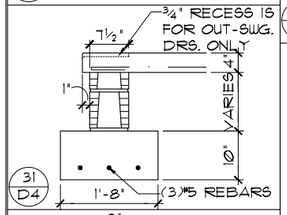
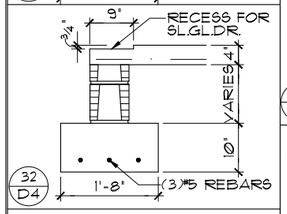


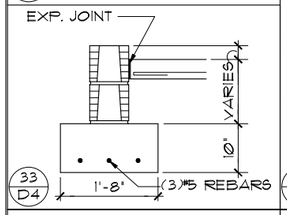
30 / D4



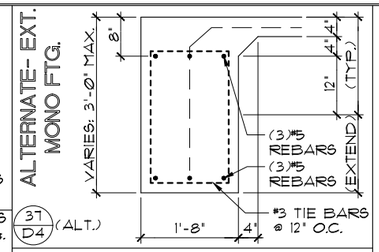
31 / D4



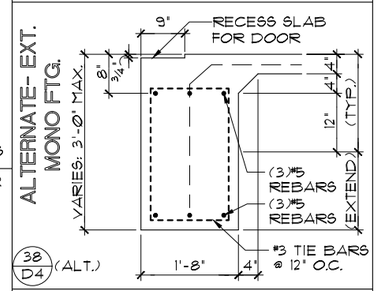
32 / D4



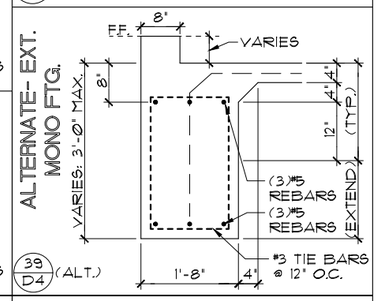
33 / D4



37 / D4 (ALT.)



38 / D4 (ALT.)



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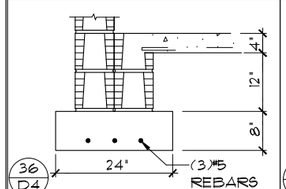
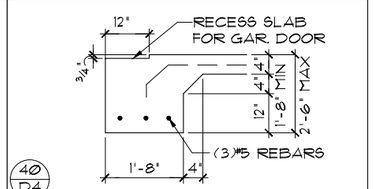
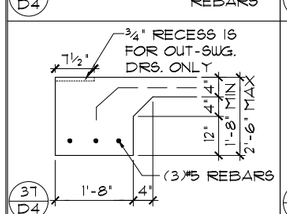


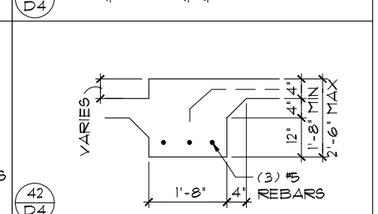
36 / D4



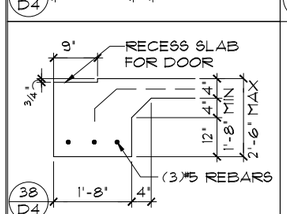
40 / D4



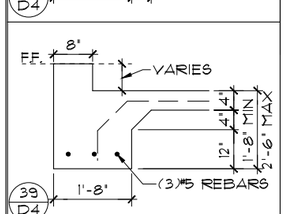
37 / D4



42 / D4



38 / D4



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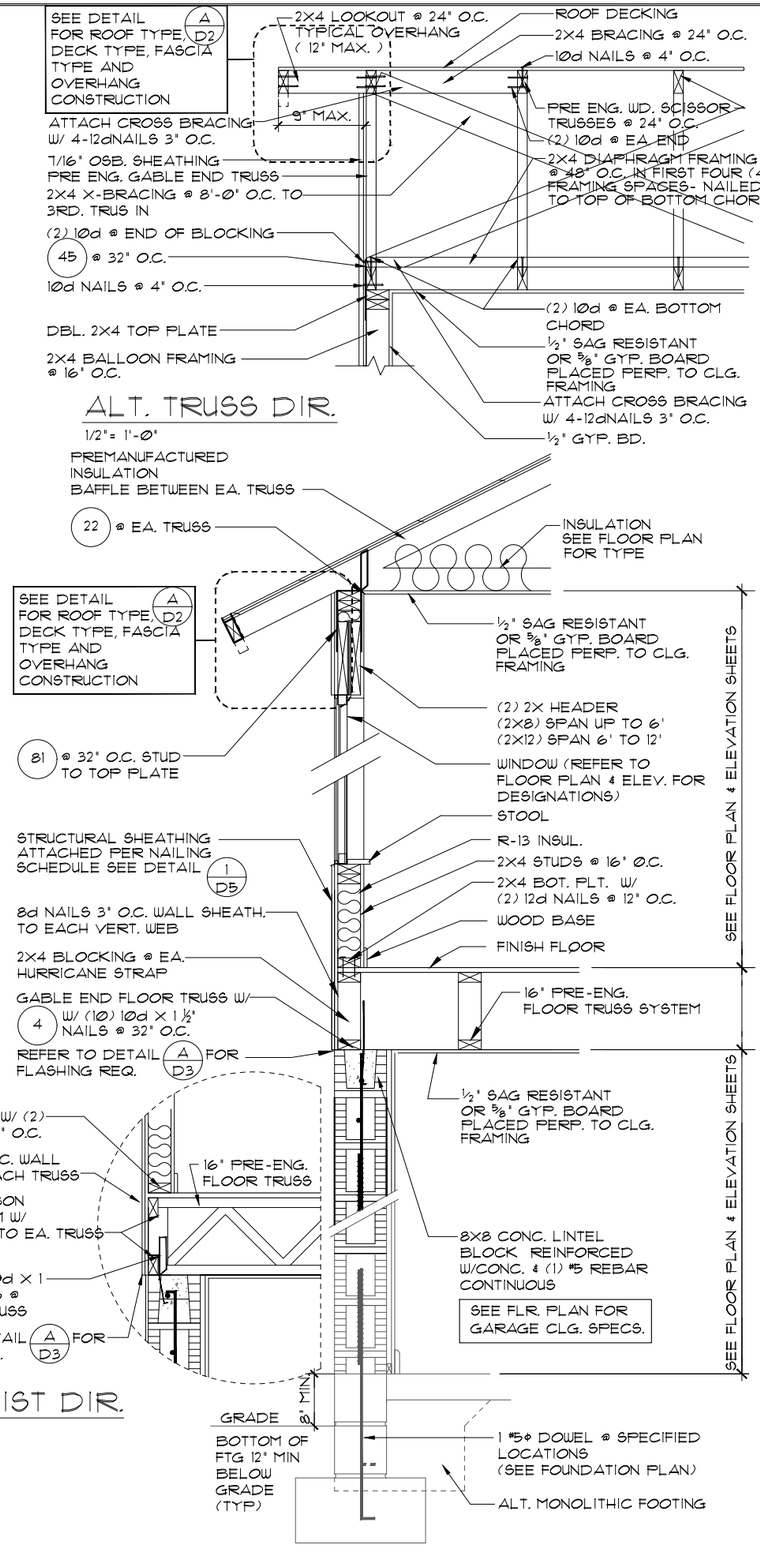

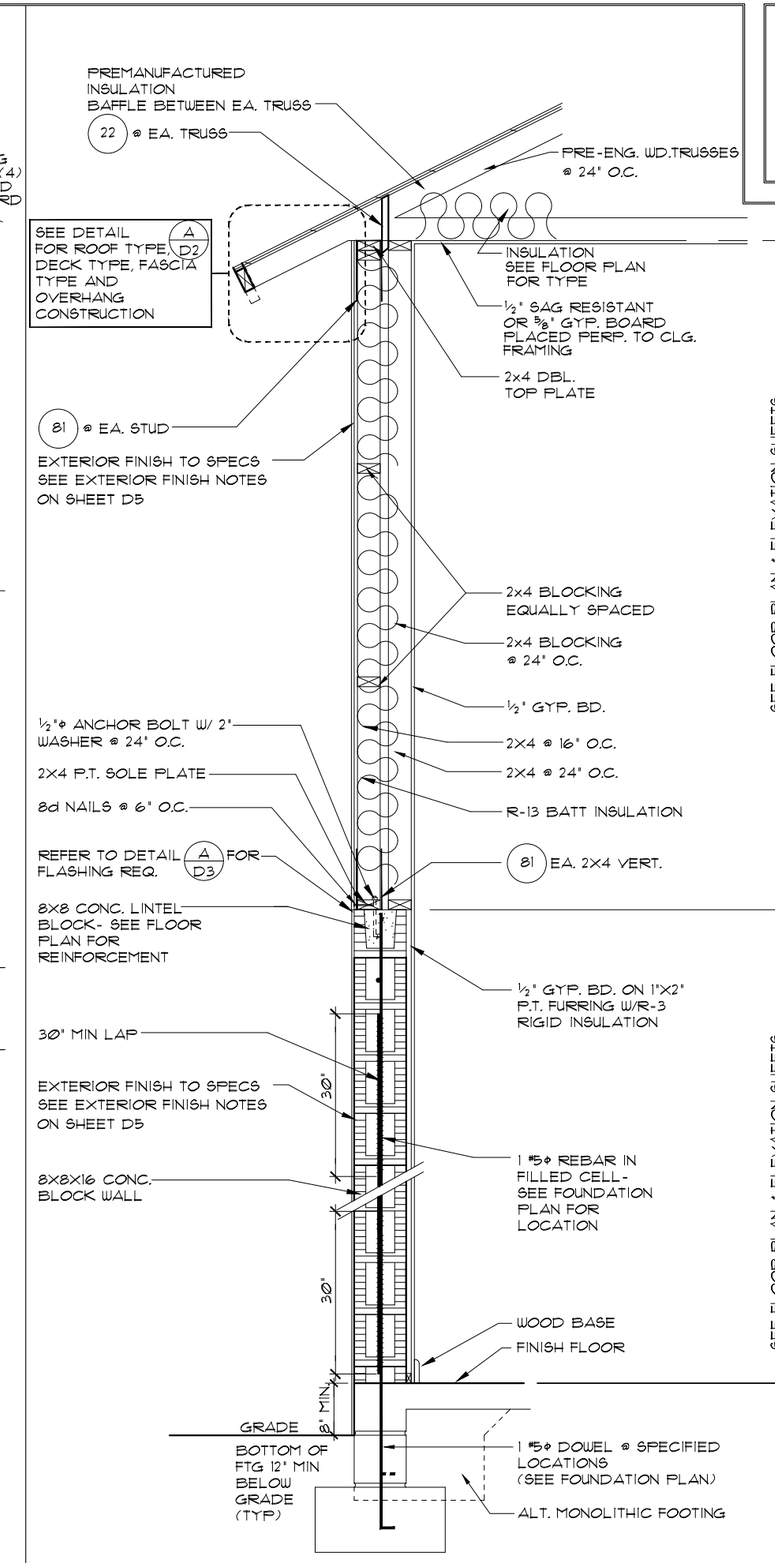

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RDC

DREAM FINDERS

TYPICAL STRUCTURAL DETAILS (2 STORY)

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17

SCALE AS NOTED

DRAWN JR & RDC

JOB

SHEET 56 OF D4 SHEETS

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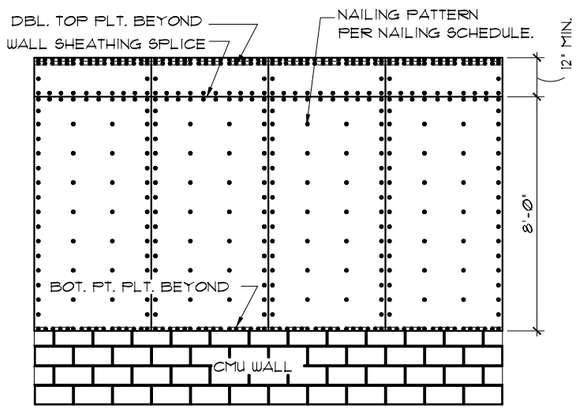
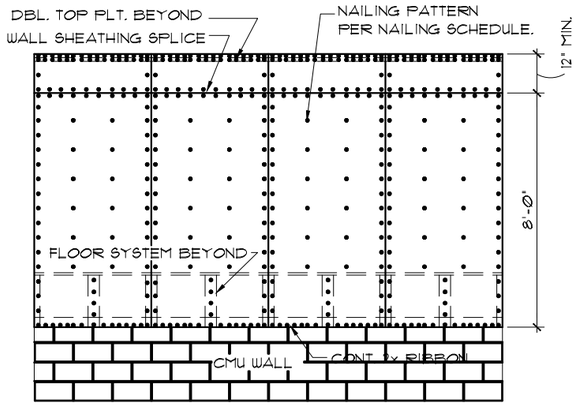
NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

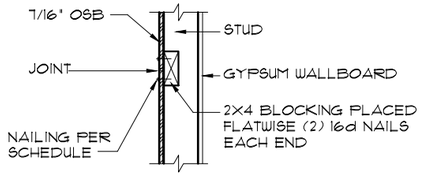
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



A SHEATHING ELEV. BALLOON FRAMING N.T.S.

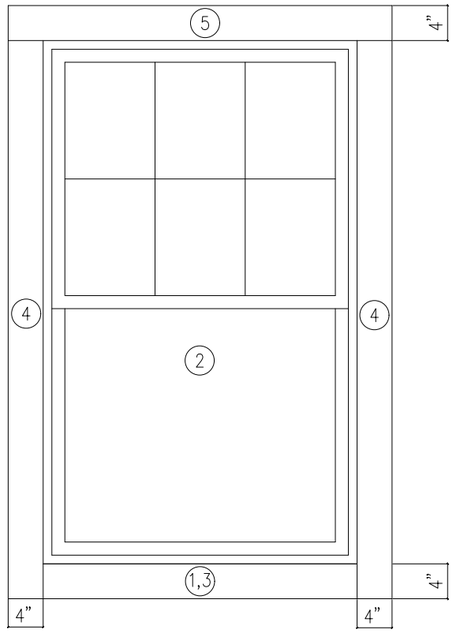


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

1 D5 SHEATHING UPLIFT DETAILS N.T.S.



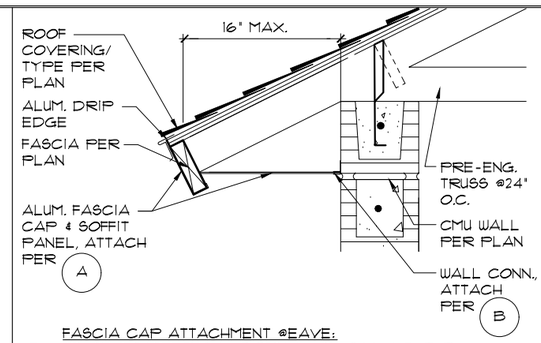
INSTALLATION NOTES:
1. THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD ANS SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.
2. CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNGS) TO AVOID "BOWED OUT" INSTALLATION.
3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
4. PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE SHIMS MAY BE REMOVED.
5. INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1". KEEP WINDOW LOCKED UNITL ALL SIDES ARE SECURED.
6. CAULK OVER FASTENERS AND ANY FASTENER SLOTS NOT USED.
7. CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
8. INSULATE AROUND PERIMETER WITH BATT TYPE INSUALTION. DO NOT USE EXPANDABLE FOAM.
THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.
9. FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
10. CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHICH SURROUNDS WINDOW).

FLASHING SEQUENCING:
1. APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
2. SET WINDOW UNIT.
3. APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

NOTE:
SELF-ADHESIVE TYPE FLASHING IS A GENERIC TERM. SEE SPECIFICATIONS FOR MATERIAL TO BE USED.

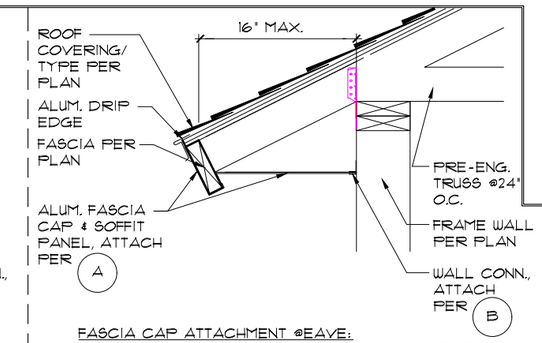
IMPORTANT:
IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.
DO NOT USE MURIATIC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE UNDER WARRANTY IF EXPOSED TO MURIATIC ACID.
DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING.
ALL WARRANTIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.

2 D5 WINDOW FLASHING DETAIL N.T.S.



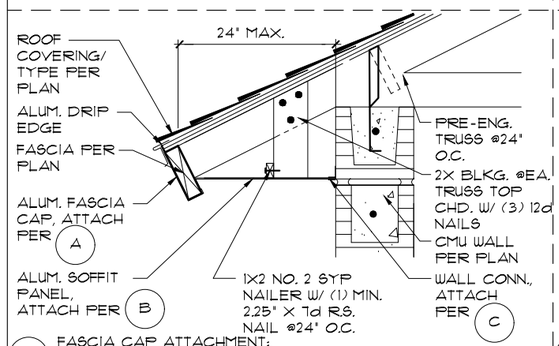
A FASCIA CAP ATTACHMENT @EAVE:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.
PANEL ATTACHMENT @EAVE:
(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

B F-CHANNEL ATTACHMENT @WALL:
(1) 14GA. 5/8" LONG T NAIL OR 9GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



A FASCIA CAP ATTACHMENT @EAVE:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.
PANEL ATTACHMENT @EAVE:
(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

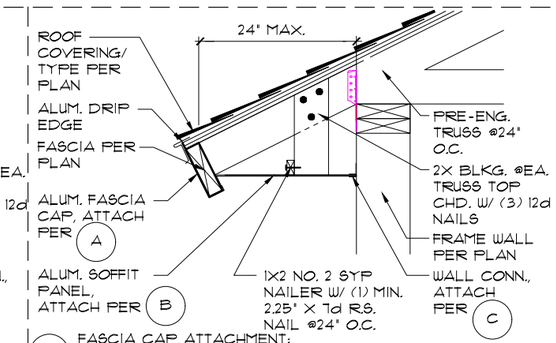
B F-CHANNEL ATTACHMENT:
(1) MIN. 3/8" HEAD DIA. NAIL, MIN. 1.25" EMBED. @24" O.C.



A FASCIA CAP ATTACHMENT:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

B PANEL ATTACHMENT @CENTER:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X Ø.Ø12"Φ NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
PANEL ATTACHMENT @EAVE:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

C F-CHANNEL ATTACHMENT @WALL:
(1) 14GA. 5/8" LONG T NAIL OR 9GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



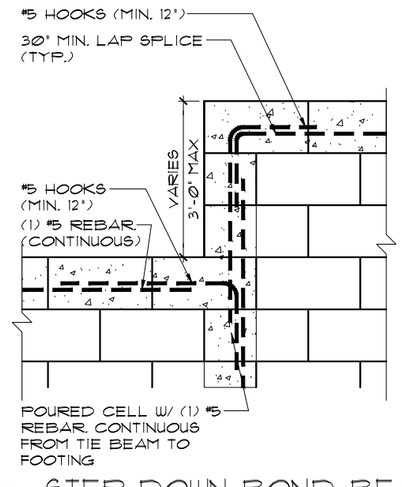
A FASCIA CAP ATTACHMENT:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

B PANEL ATTACHMENT @CENTER:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X Ø.Ø12"Φ NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
PANEL ATTACHMENT @EAVE:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

C F-CHANNEL ATTACHMENT @WALL:
(3) 18GA. 1/4" CROWN X 1" LEG STAPLES IN DIAMOND PATTERN @16" O.C.

NOTE:
-SOFFIT DETAILS ARE DESIGNED IAW PRODUCT MANUFACTURER SPECIFICATIONS (FL#12194.1)

3 D5 SOFFIT DETAILS 1/2"=1'-Ø" (11X17) 1"=1'-Ø" (22X34)



4 D5 STEP DOWN BOND BEAM 1/2"=1'-Ø" (11X17) 1"=1'-Ø" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS ONLY.
6. STUCCO APPLICATION MUST BE IAW R703.7.4 OF THE 7TH EDITION, FBCR. 2020
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 7TH EDITION, FBCR. 2020

Item 4.

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DREAM FINDERS

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
SHEET 57
OF SHEETS

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3273 MONTEGO (C)

DREAM FINDERS HOMES

LOT: 0001, TALICHET

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	08-17-20	-THIS PLAN WAS DERIVED FROM THE 3273 MONTEGO (ARDMORE RESERVE) 20-05-06	DAL
		-CREATED NEW PLANS FOR TALICHET REMOVING GAS SERVICE	
1	09-28-20	-REDUCED KITCHEN ISLAND 6" ON EACH END	DAL
		-FLIPPED A/C CLOSET UPSTAIRS	
		-ADDED RETURN AIR @ A/C CLOSET	
2	12-31-20	-UPDATED ALL CODE REFERENCED TO FBCR 2020, 7TH EDITION AND NEC 2017	RH
3	01-15-21	-REDUCED SLAB DEPTH SPEC FROM 4" TO 3 1/2"	RH
4	02-09-21	-CHANGED RECESSED CAN @ FOYER TO DISC/FLUSH MOUNT. FIXTURE	DE
5	05-18-21	-ADDED SIDE-LOAD GARAGE OPTION TO PLAN	DH
		-ADDED 8'0"X8'0" HIDDEN S.G.D. OPTION TO PLAN	
6	06-07-21	-ADDED ALTERNATE C.U. LOC. FOR HART. COMM.	RP
7	09-07-21	-TRUSSES APPLIED TO BA-1 FROM NEW VENDOR	RW
8	02-10-22	-ADDED C.U. NOTE TO FOUNDATION & NOTES PLAN	DH
		-RELOCATED C.U. 10'-0" FROM DRYER VENT	

SHEET INDEX: "C"

00	COVER SHEET
01C.0	FOUNDATION PLAN "C"
02C.0	FLOOR PLAN W/ DIMENSIONS "C"
03C.0	FLOOR PLAN W/ NOTES "C"
04C.0	UPPER FLOOR PLAN W/ DIMENSIONS "C"
05C.0	UPPER FLOOR PLAN W/ NOTES "C"
06C.0	EXT. ELEV. "C"-FRONT AND REAR
07C.0	EXT. ELEV. "C"-LEFT AND RIGHT
08.0	INTERIOR ELEVATIONS
08.1	STAIR SECTION/ CROSS SECTION
09C.0	ELECTRICAL PLAN
10C.0	UPPER ELECTRICAL PLAN
11C.0	TRUSS LAYOUT- ELEV. "C"
12C.0	UPPER TRUSS LAYOUT- ELEV. "C"
13C.0	PRE CAST LINTEL LAYOUT-ELEV. "C"
14	PRE CAST LINTEL DATA/ CONNECTOR SCHEDULE
15	TYPICAL DETAILS
16	TYPICAL DETAILS
17	TYPICAL DETAILS
18	TYPICAL DETAILS
19	TYPICAL DETAILS
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

START REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	03-17-22	-LOT SPECIFIC PLAN PER ORDER RECEIVED (03-09-22)	DAL
		STANDARD OPTIONS:	
		-GOURMET KIT. (OVEN/MICRO, C-TOP W/ HOOD)	
		-9080 HID. S.G.D. @ LANAI	
		-P.P. SINK @ WETBAR	
		CUSTOM OPTIONS:	
		-ELECTRICAL LAYOUT	
		-RAINFALL SH. @ M.B. SHWR.	
1	04-12-22	-VERIFIED TRUSSES FROM MASTER REF# M20-2168-3 (DJ TRUSS)	DAL

BY: DH
LA: 02-10-22

Item 4.

REVISIONS 02-10-22 BY: DH

CODE 2020

Certified By:
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DREAM FINDERS

COVER SHEET

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 58
OF 26 SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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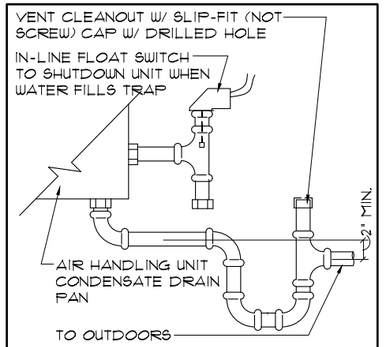
LOT: 0001, TALICHET

NOTE:

STANDARD C.U. LOCATION SHOWN.
CAN BE RELOCATED PER PLOT PLAN



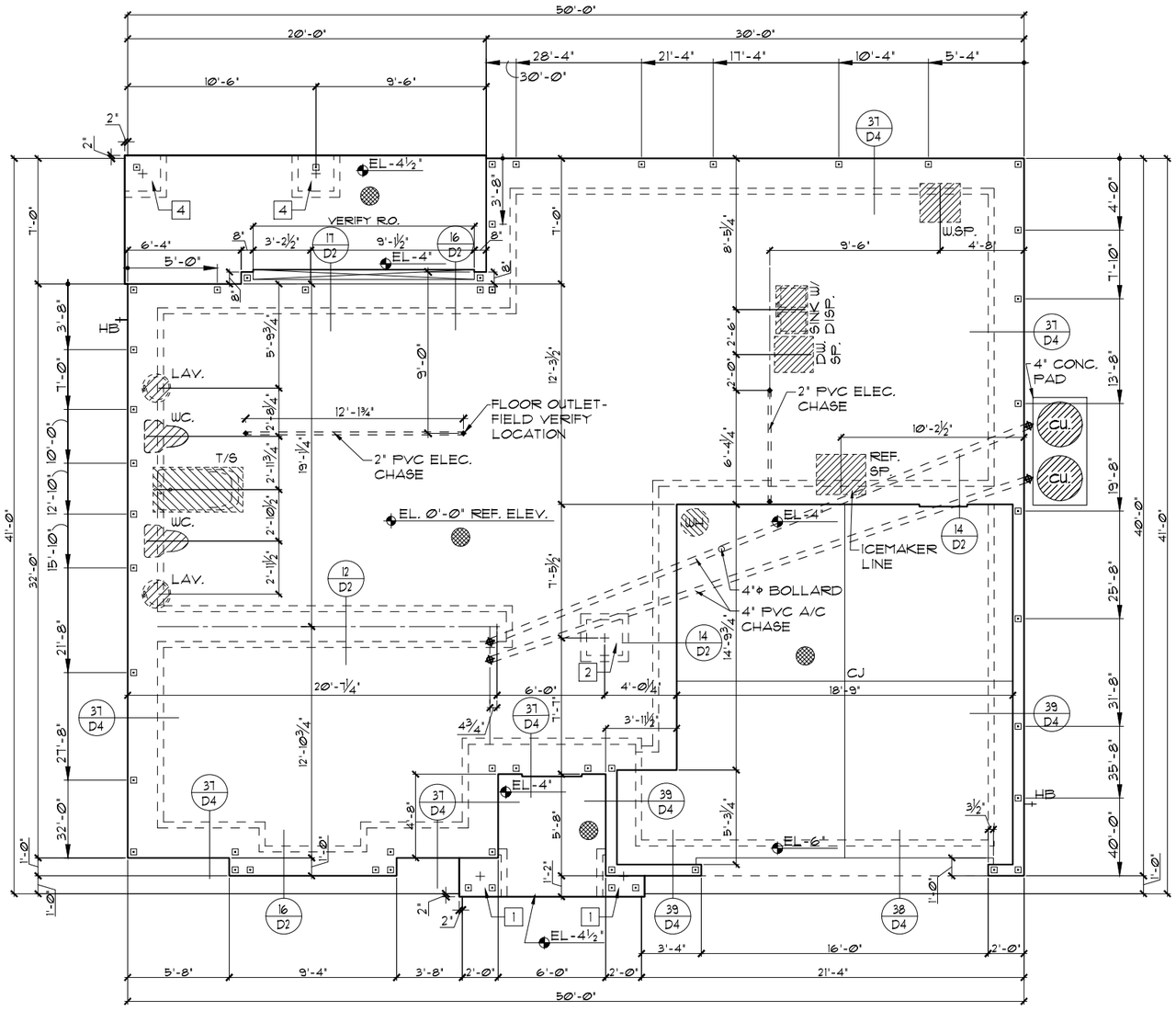
CONDENSATE LINE DETAIL

N.T.S.

NOTE:
ALL CONDENSATE DRAIN LINES SHALL BE PVC AND INSTALLED WITH A 'P' TRAP AT THE UNIT WITH A MINIMUM DEPTH OF 2".

FOUNDATION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊡ DENOTES FILLED CELL REINFORCED W/ CONC. & (1) #5◆ REBAR, GRADE 60
3. ■ DENOTES FILLED CELL REINFORCED W/ CONC. & (2) #5◆ REBAR, GRADE 60
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY AND ALL DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION
5. WATER HEATER T&P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/ DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. ▨ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 3½" THICK W/ 6X6 10/10 GAUGE REINFORCING MAT. W/ MINIMUM 1" COVER. TERMITE TREATED SOIL W/ .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN THE MIDDLE TO UPPER 1/3 OF THE SLAB AND SUPPORTED BY APPROVED SLAB BOLSTERS. ***NOTE: FIBERMESH REINFORCEMENT MAY BE USED AS AN ALTERNATE TO WIRE MESH.
7. PAVERS MAY BE USED ILO CONCRETE IN PATIO, PORCH, DRIVEWAYS AND WALKWAYS. DELETE SLAB IN AREAS PAVERS ARE USED.
8. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
9. IN LIEU OF TERMITE TREATING THE SOIL, TERMICIDE MAY BE USED AS AN ALTERNATIVE.
10. NOT USED



FOOTING PAD SCHEDULE

1	24" X 24" X 12" W/ (3) #5'S EACH WAY	5	36" X 36" X 18" W/ (5) #5'S EACH WAY
2	30" X 30" X 12" W/ (4) #5'S EACH WAY	6	30" X 30" X 20" W/ (4) #5'S EACH WAY
3	36" X 36" X 12" W/ (5) #5'S EACH WAY	C	FOOTING CHANGE / TRANSITION
4	32" X 32" X 16" W/ (4) #5'S EACH WAY		

FOUNDATION PLAN "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0001, TALICHET

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BY:	DATE
DH	02-10-22

REVISIONS	BY:
02-10-22	DH

CODE 2020

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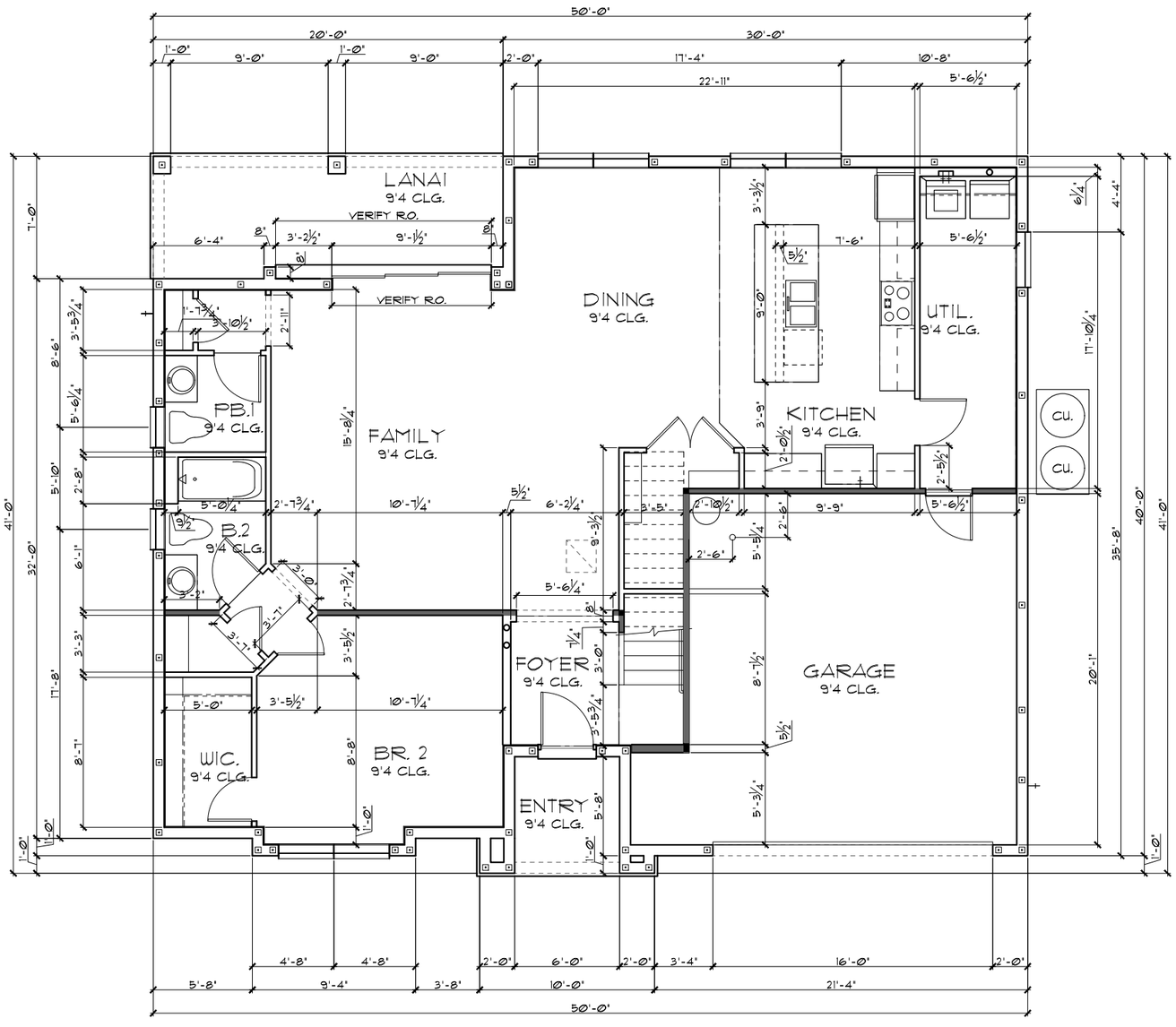
DREAM FINDERS

3273 MONTEGO

DREAM FINDERS HOMES

FOUNDATION PLAN

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	A1.0



TABULATION	
UPPER LIVING	1,897 SF.
LOWER LIVING	1,385 SF.
TOTAL LIVING	3,282 SF.
GARAGE	426 SF.
ENTRY	46 SF.
LANAI	140 SF.
TOTAL UNDER ROOF	3,894 SF.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. ALL INTERIOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.
6. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

BY: DH
LA: 02-10-22

REVISIONS 02-10-22 BY: DH

CODE 2020

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DREAM FINDERS HOMES

DIMENSIONS

FLOOR PLAN W/

3273 MONTEGO

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET

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THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0001, TALICHET

LOAD INFORMATION

PER 2020 FLORIDA RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: 140 MPH
2. WIND IMPORTANCE FACTOR: N/A
3. BUILDING CATEGORY: B
4. INTERNAL PRESSURE +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING SEE PLAN DESIGN WIND PRESSURE:

+	XXX
-	XXX

   DESIGN WIND PRESSURE IAW FLA RESIDENTIAL CODE, SECTION R301

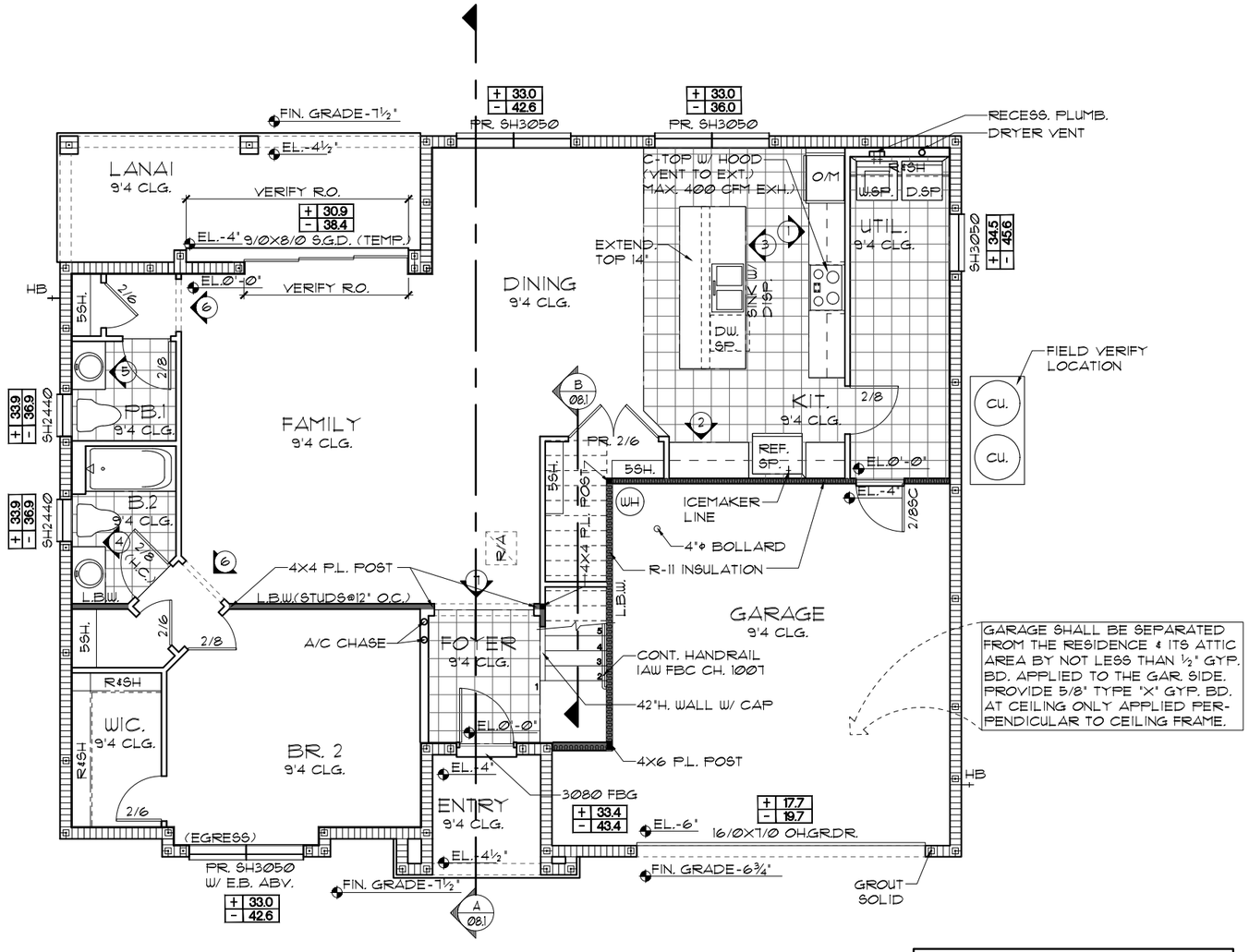
   NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXTER. WALL @ FLOOR TRUSS LEVEL
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.

   DENOTES CONC. BLOCK WALL HGT. @ N/A
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M1307.2 + 1307.3.1
10. ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.

    ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.



FLOOR PLAN W/ NOTES "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
STANDARD C.U. LOCATION SHOWN. CAN BE RELOCATED PER PLOT PLAN

NOTE: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1⅜" INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2017, 6TH ED.

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" U.N.O.

BY: DH
LA: 02-10-22

REVISIONS 02-10-22 BY: DH

CODE 2020

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DREAM FINDERS HOMES

FLOOR PLAN W/ NOTES

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET A1.00

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0001, TALICHET

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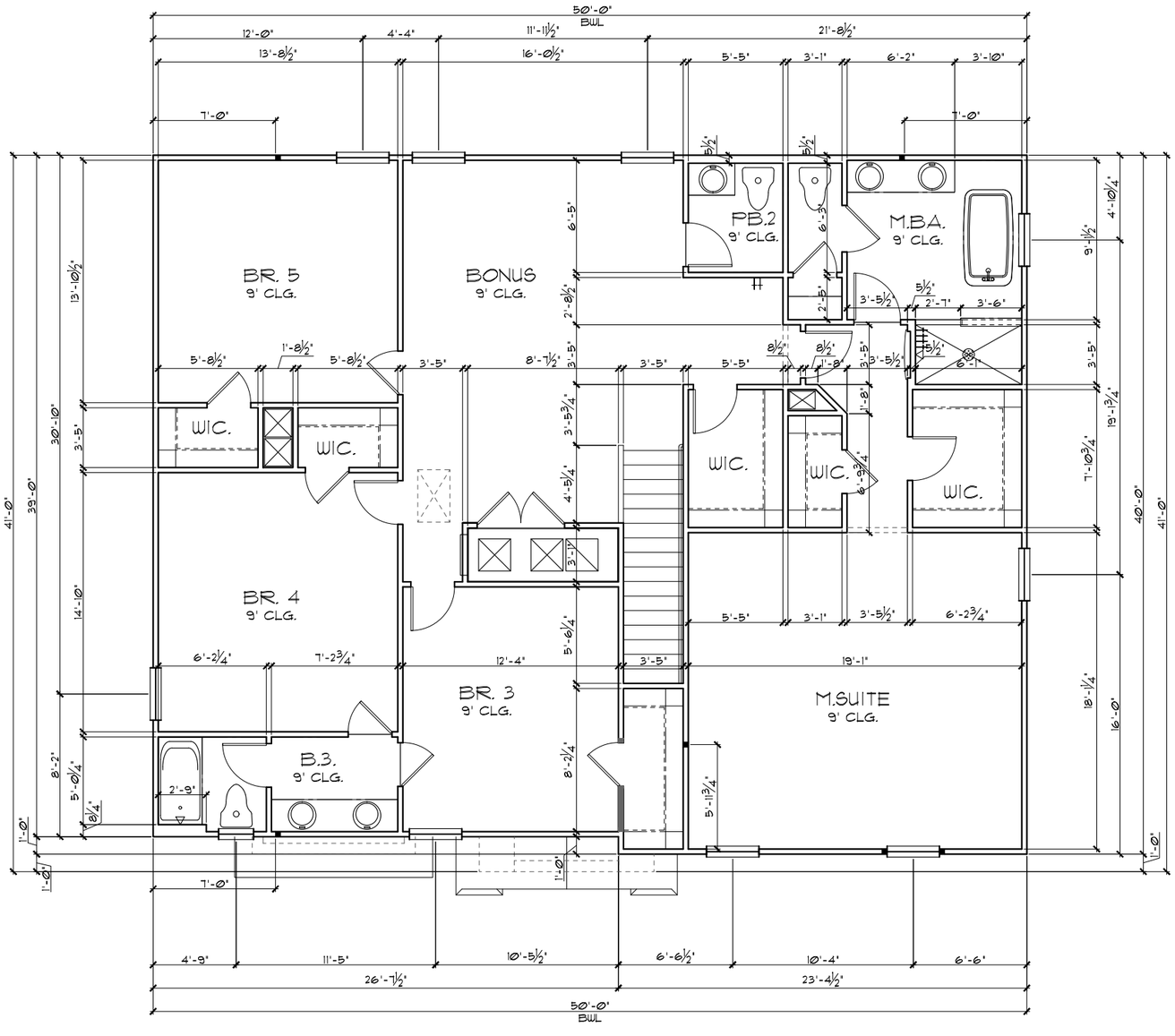

NOTE:

BWL = BRACED WALL LINE. REFER TO DETAILS ON SHEET 12C.0

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

UPPER FLOOR PLAN W/ DIMENSIONS "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 02-10-22 BY: DH

REVISIONS 02-10-22 BY: DH

CODE 2020

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DREAM FINDERS

3273 MONTEGO

DREAM FINDERS HOMES

UPPER FLOOR PLAN W/ DIMENSIONS

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET A2.0

LOAD INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.) FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

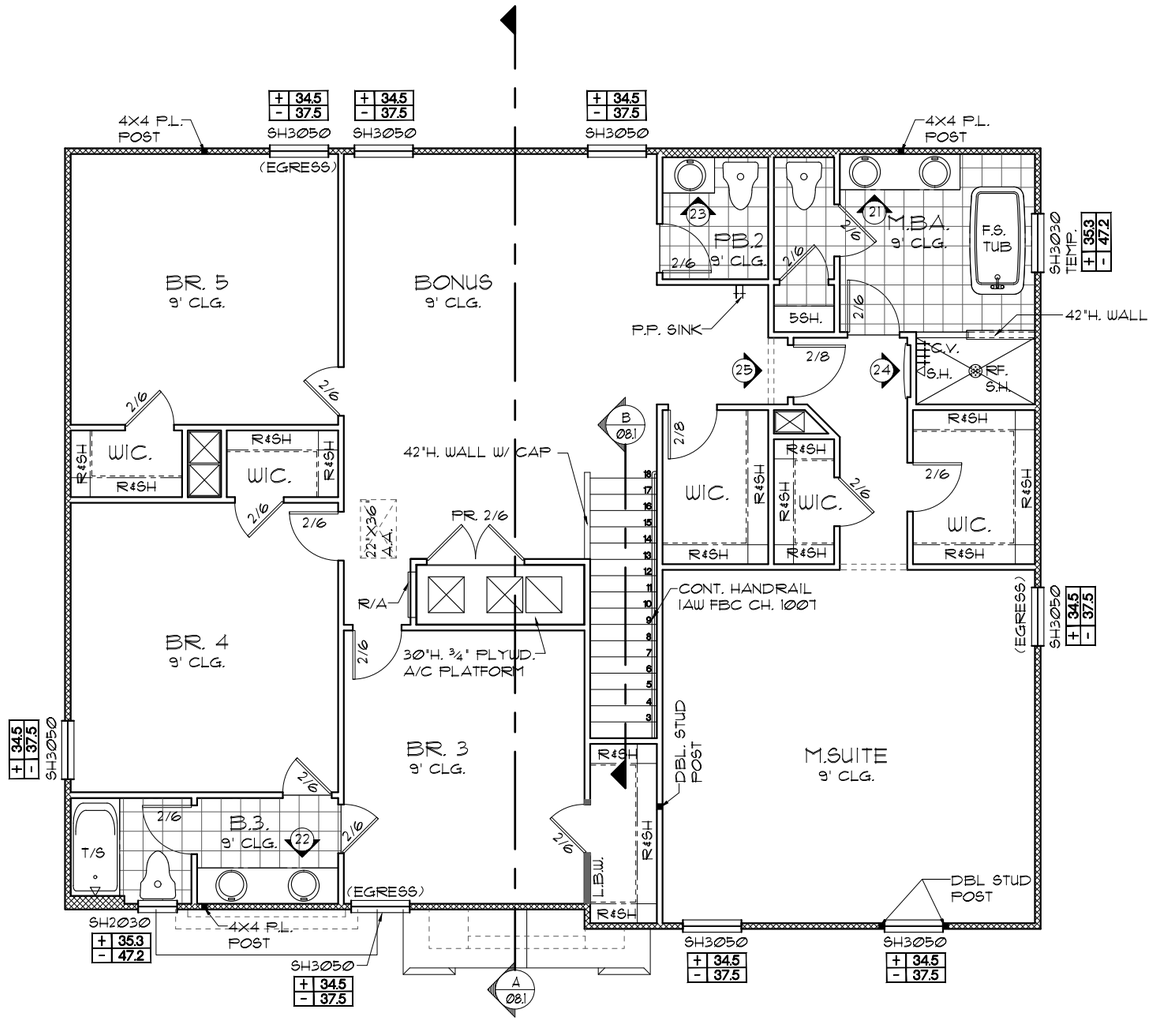
1. BASIC WIND SPEED: ----------140 MPH
2. WIND IMPORTANCE FACTOR: ----------N/A
3. BUILDING WIND EXPOSURE: ---------- B
4. INTERNAL PRESSURE---- +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING------ SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

   NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXT. WALL @ FLOOR TRUSS LEVEL
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
6. ALL 2ND. FLR. INTERIOR CEILINGS AT **9'-0"** UNLESS NOTED OTHERWISE.
7. ▨ DENOTES EXT. LOAD BRG. WALL HGT. @ **9'-0" A.F.F.**
8. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS



UPPER FLOOR PLAN W/ NOTES "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: **6'-8"** U.N.O.

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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LA: 02-10-22 BY: DH

REVISIONS 02-10-22 BY: DH

CODE 2020

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DREAM FINDERS

UPPER FLOOR PLAN W/ NOTES

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

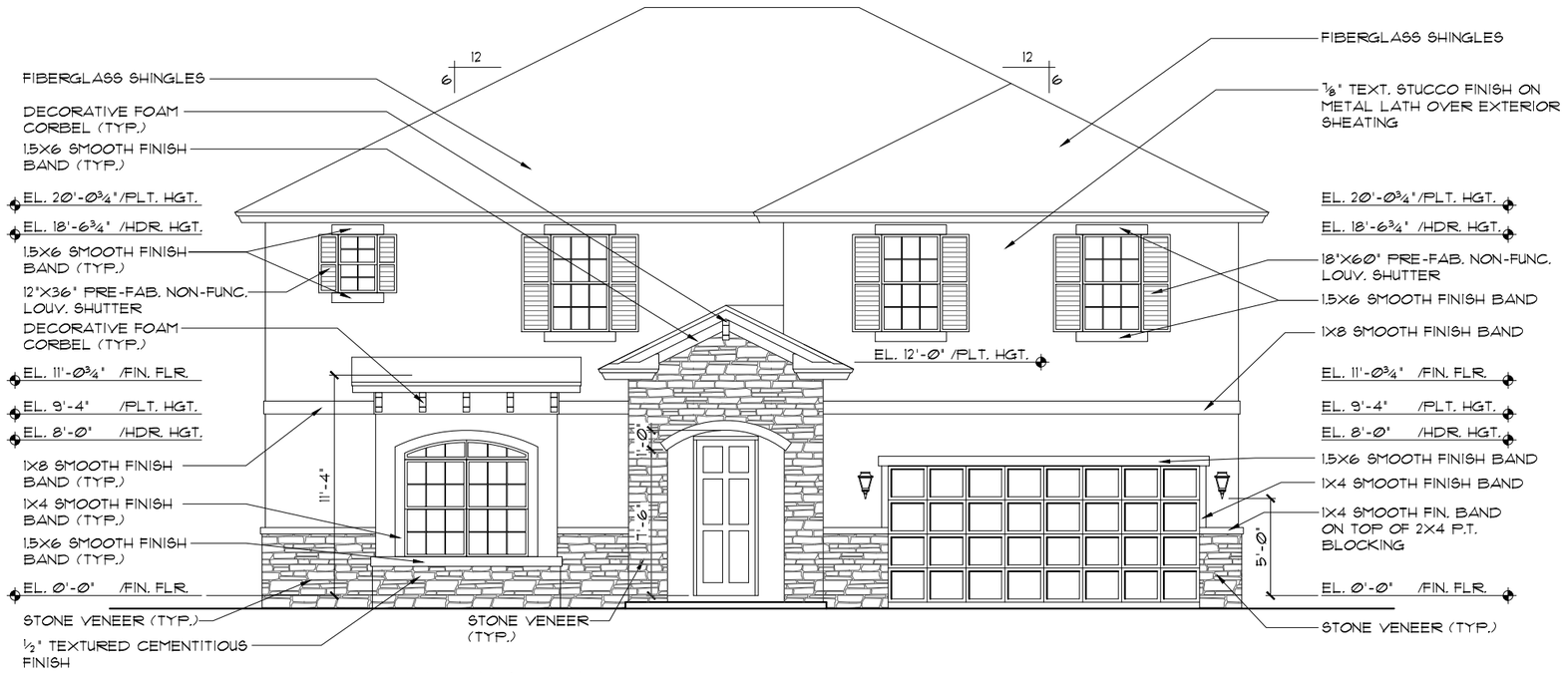
SCALE AS NOTED

DRAWN RDC

JOB 3273

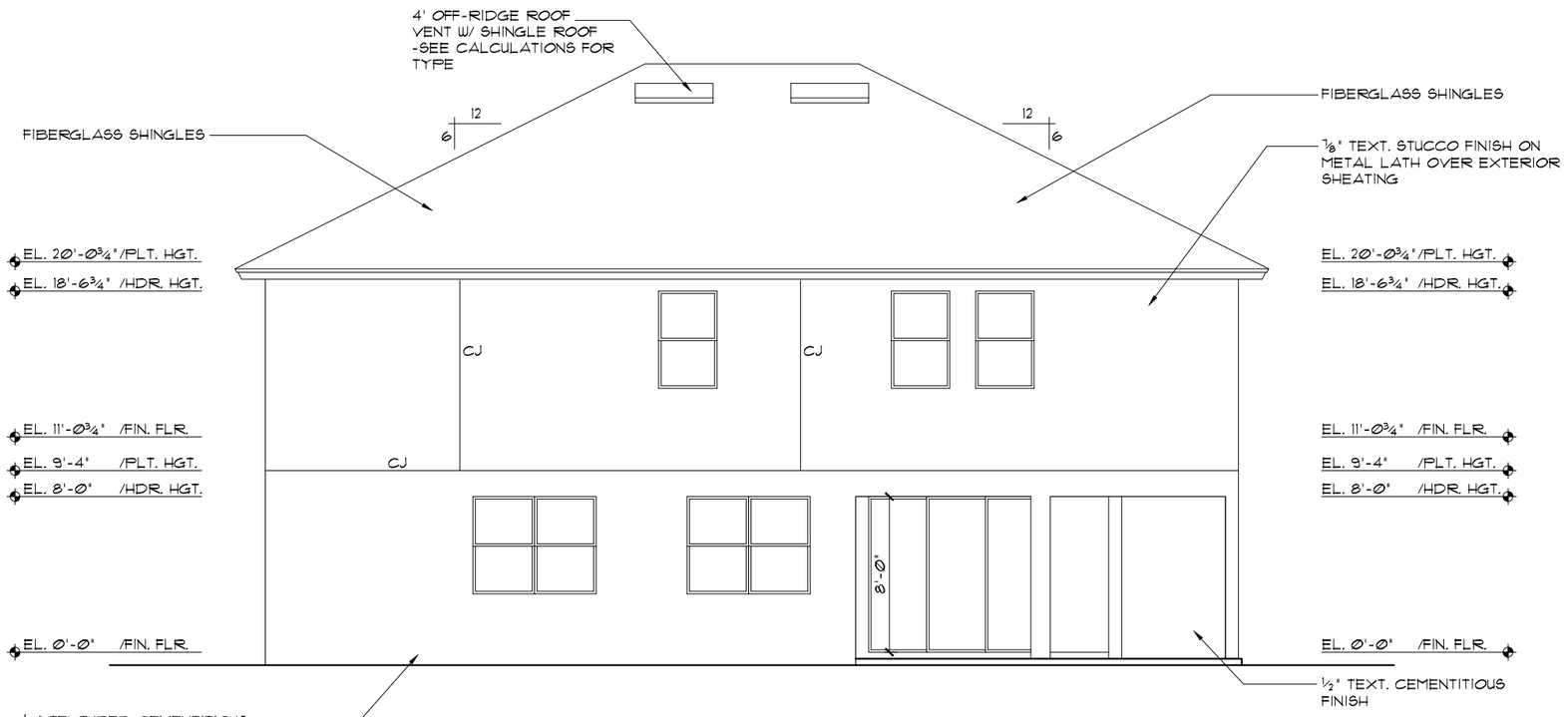
SHEET 63

OF 26 SHEETS



FRONT ELEVATION "C"

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)



REAR ELEVATION

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.

NOTE: ADD **N/A** SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

BY: DH
LA: 02-10-22

Item 4.

BY: DH
REVISIONS 02-10-22

CODE 2020

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DREAM FINDERS HOMES

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

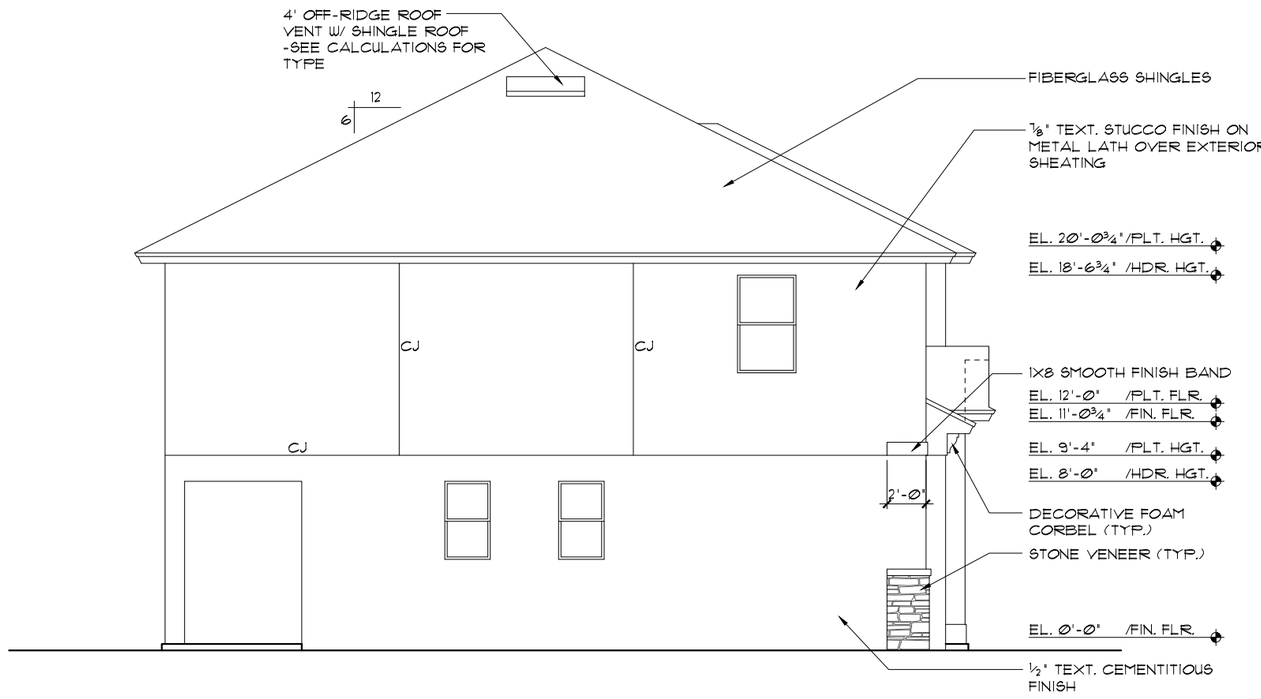
LOT: 0001, TALICHET

EXTERIOR ELEVATIONS FRONT AND REAR

3273 MONTEGO

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

OF 26 SHEETS

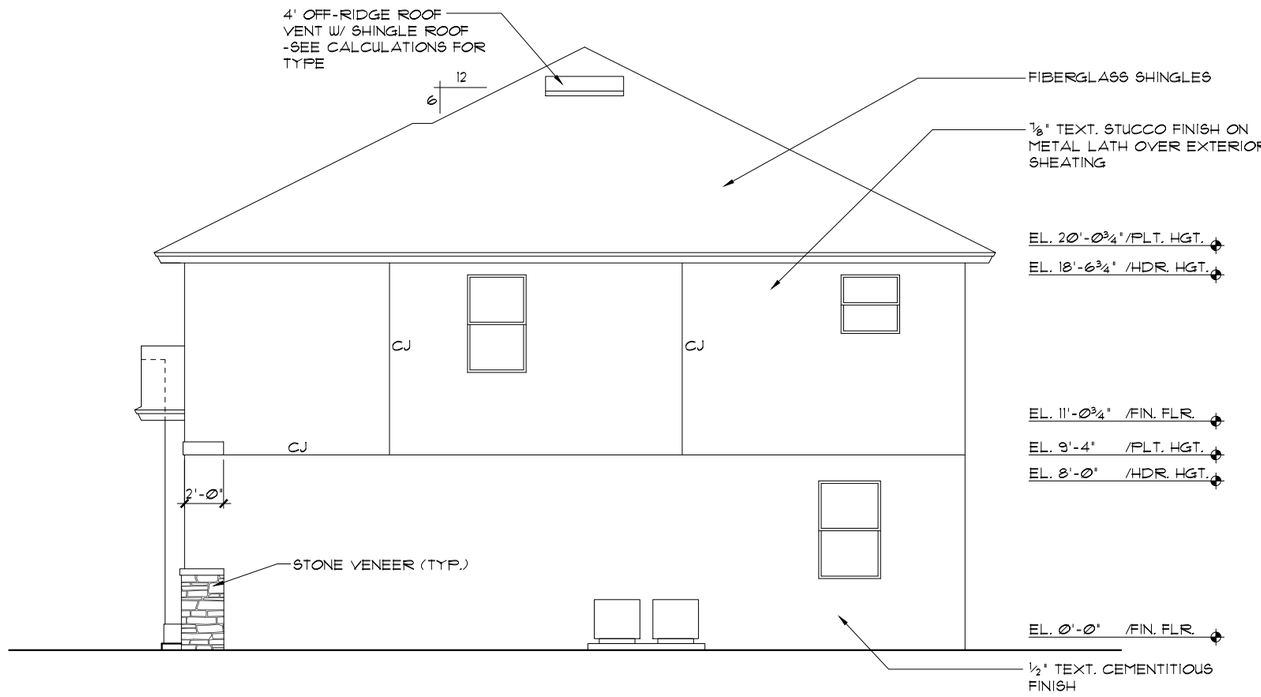


LEFT ELEVATION "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.



RIGHT ELEVATION "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ADD **N/A** SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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BY: DH
LA: 02-10-22

Item 4.

BY: DH
REVISIONS 02-10-22

CODE 2020

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DREAM FINDERS

LOT: 0001, TALICHET

EXTERIOR ELEVATION
LEFT AND RIGHT

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET

INTERIOR ELEVATIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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BY: DH
LA: 02-10-22

Item 4.

BY: DH
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RDC

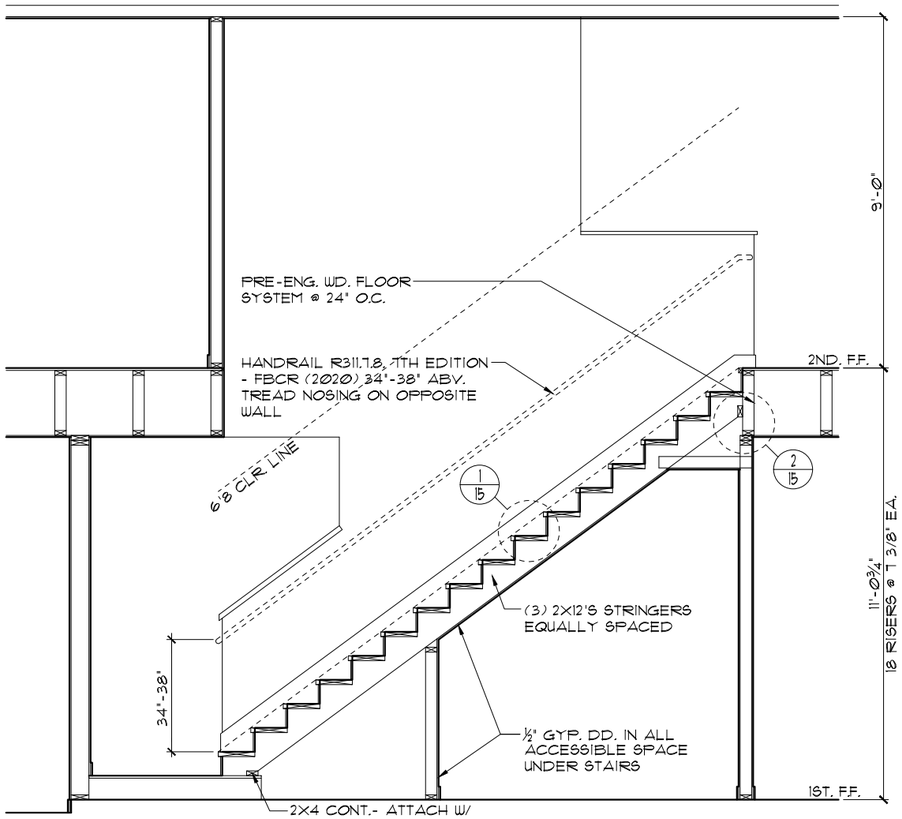
DREAM FINDERS

3273 MONTEGO

DREAM FINDERS HOMES

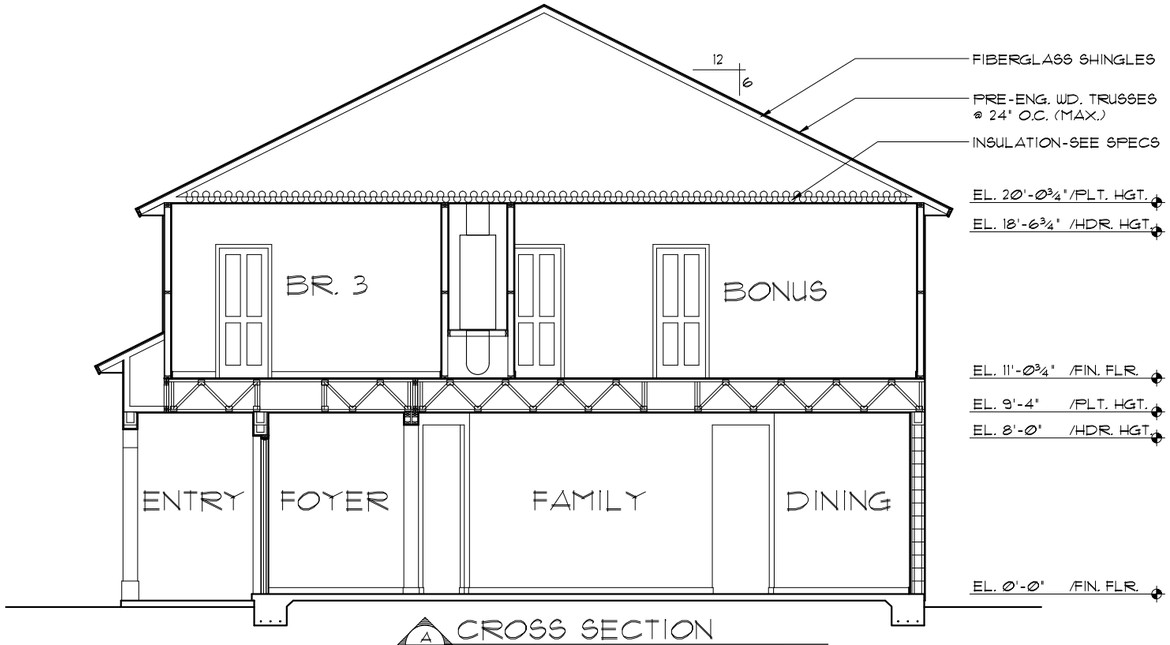
DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

INTERIOR ELEVATIONS



B 08.1 STAIR SECTION

1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



A 08.1 CROSS SECTION

1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

Item 4.

LA: 02-10-22 BY: DH

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REVISIONS 02-10-22	BY: DH

Certified By:
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DREAM FINDERS

CROSS SECTION/ STAIR SECTION

3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	08.1

MECHANICAL/GENERAL NOTES

PER 7TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS TO ASSURE ADEQUATE ACCESS FOR:
A) CONSTRUCTION AND SEALING, AND
B) SECTION M1601 PER THE FBCR 2020 7TH ED.

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 7TH EDITION.

4.) IAW NEC 2017- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNITS- FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2017- 406.11, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

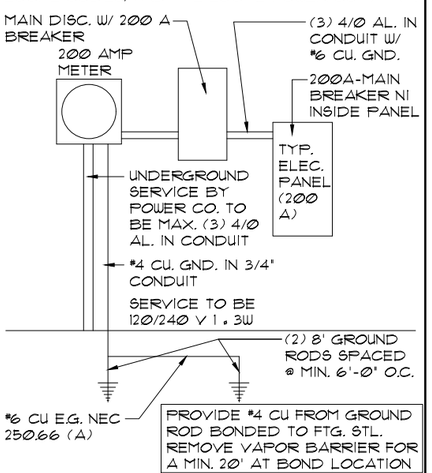
6.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL# TO BE USED ON THIS JOB TO BE:
BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

7.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED. P2801.7

8.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED.

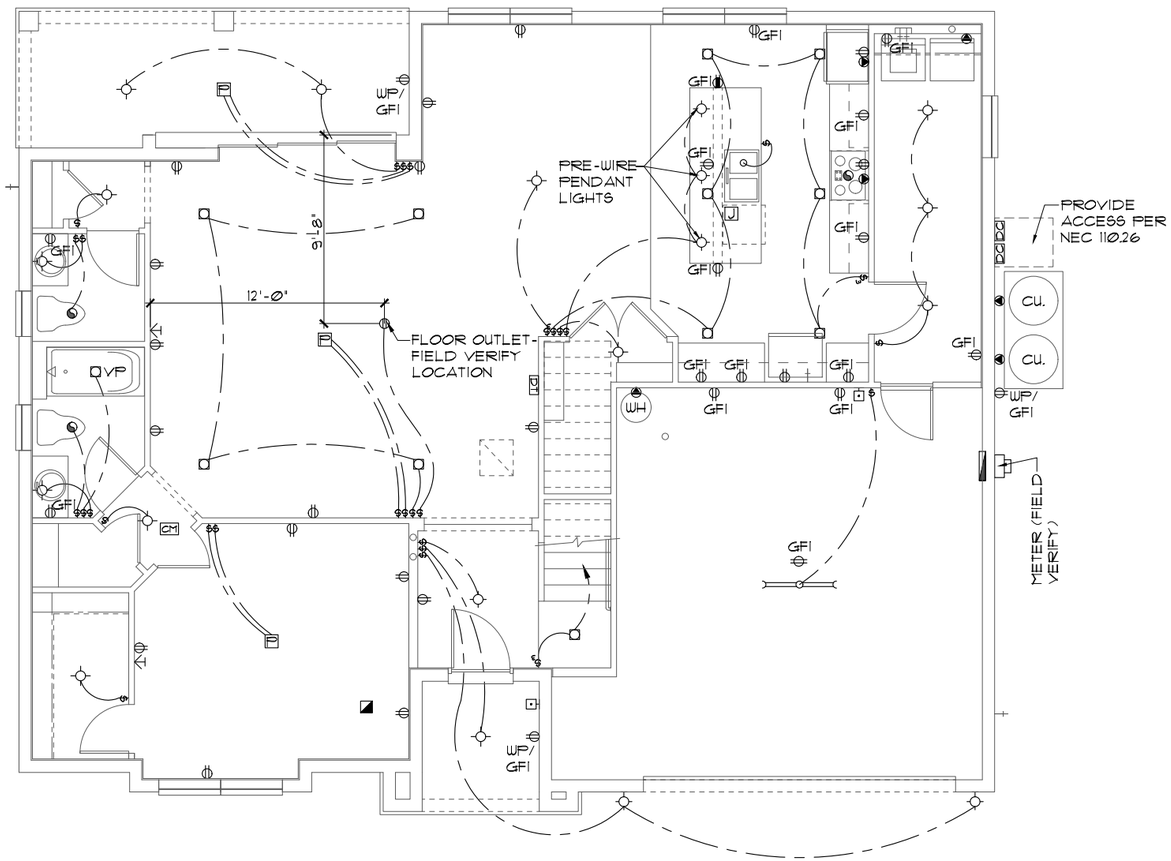
9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **18'-0" MAXIMUM**-THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS PER FBCR 2020, 7TH ED. M1502.3

NOTE:
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTE:
EC TO VERIFY AFC W/ UTIL. PRIOR TO ORDERING GEAR TO ENSURE CORRECT AIC RATING



ELECTRICAL PLAN "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET

ELECTRICAL LEGEND

SINGLE POLE SWITCH	LIGHT FIXT., WALL MTD.	OUTLET, TV/CABLE	DISPOSAL
THREE WAY SWITCH	LIGHT FIXT., RECESSED	OUTLET, PHONE	ELECTRICAL PANEL
OUTLET 110-115	LIGHT FIXT., REC. ADJUST.	INTERCOM	CEILING FAN, PREWIRE
OUT. 110-115, SPLIT WIRED	LIGHT FIXT., PULL CHAIN	CHIMES	CEILING FAN, INSTALL
OUT. 110-115, W/ USB	LIGHT FIXT.,FLUORESCENT	SMOKE DETECTOR	ELECT. JUNCTION BOX
OUT. 110-115, CLG. MOUNT.	LIGHT FIXT., EXT. FLOODS	CARBON MONOXIDE	THERMOSTAT
OUT. 110-115, FLR. MOUNT.	LIGHT FIXT., EMERG. EXIT	PUSH BUTTON	DISCONNECT SWITCH
SPCL. PURPOSE 220-240	LIGHT FIXT., EXIT/BACKUP	EXHAUST FAN	ELEC. POWER METER
LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO	

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0001, TALICHET

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Item 4.

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DREAM FINDERS

ELECTRICAL PLAN

3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273

MECHANICAL/GENERAL NOTES

PER 7TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

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ELECTRICAL LEGEND

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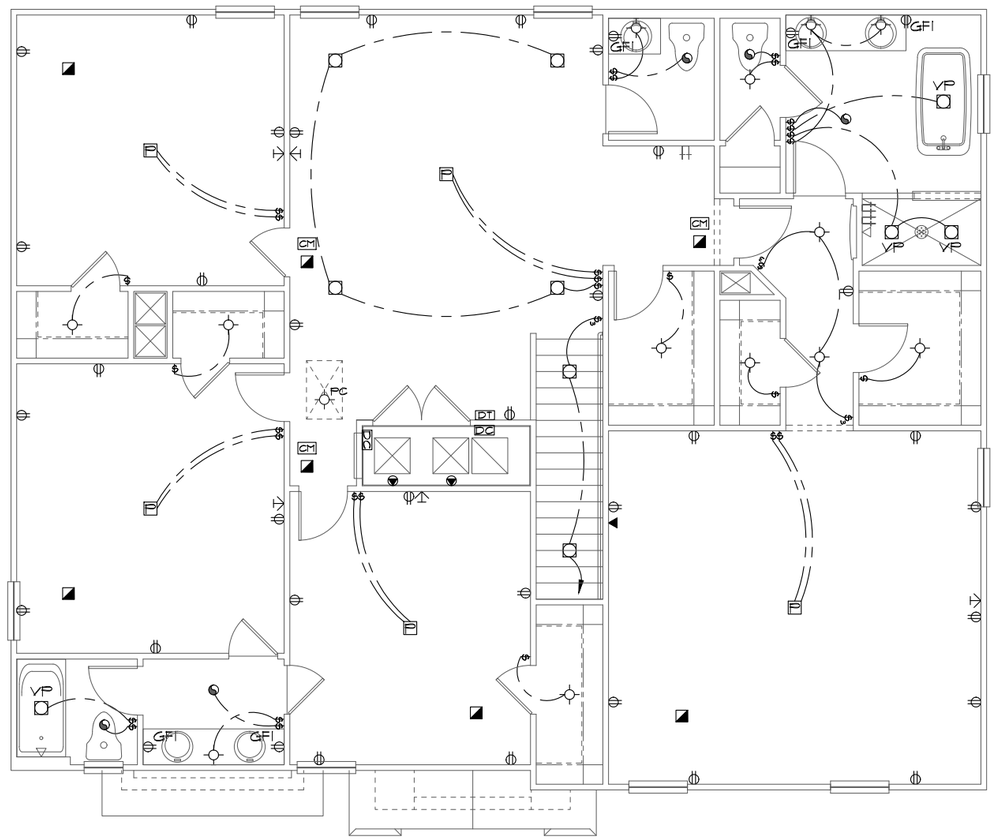
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
	LIGHT FIXT., WALL MTD.		DISPOSAL
	LIGHT FIXT., RECESSED		ELECTRICAL PANEL
E	LIGHT FIXT., REC. ADJUST.		CEILING FAN, PREWIRE
PC	LIGHT FIXT., PULL CHAIN	F	CEILING FAN, INSTALL
	LIGHT FIXT.FLUORESCENT		ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS	DT	THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DC	DISCONNECT SWITCH
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER



UPPER ELECTRICAL PLAN "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
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LA: 02-10-22	

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DREAM FINDERS HOMES

3273 MONTEGO

UPPER ELECTRICAL PLAN

DATE	02-28-20
SCALE	AS NOTED
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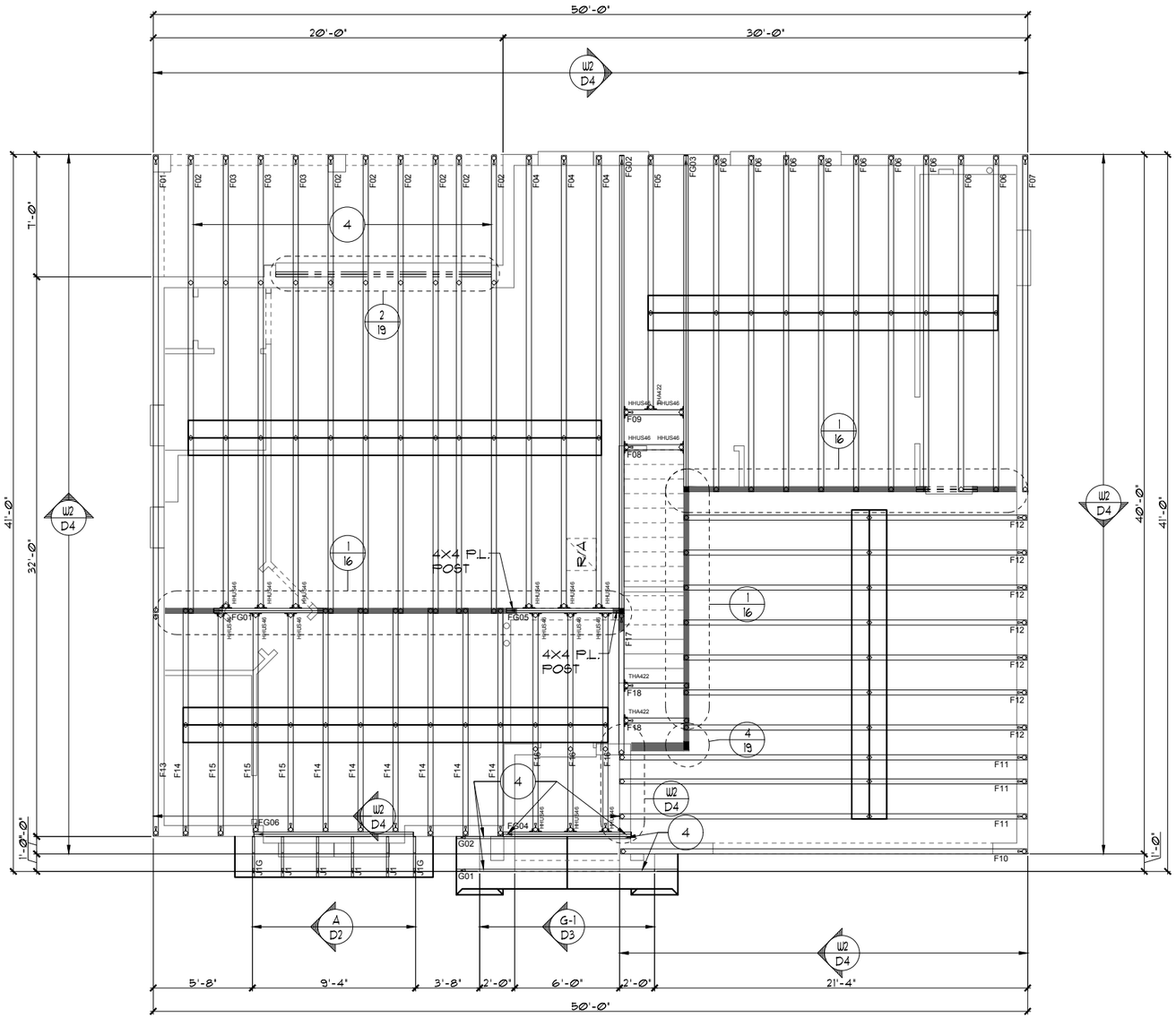
JOB	3273



NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **9"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **16"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IAW THE 2020 7TH EDITION FBCR. PROVIDE ROOF VALLEY FLASHING IAW FBCR R903.2
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R905.3.3
   OR
   SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R905.1.1.1.

TRUSS LAYOUT "C"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

BY: DH
LA: 02-10-22

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DREAM FINDERS HOMES

TRUSS LAYOUT

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

T-0
OF 26 SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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ATTIC VENTILATION CALCULATIONS

PER FBCR 2020 7TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE: 1,974S.F. / 300 = 6.58S.F. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.4S.F.
PROVIDED W/OFF RIDGE VENTS: 4 VENTS @ .85S.F. /VENT.
(TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO TTØ-D - OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL: 15.83S.F.
PROVIDED W/SOFFITS @ EAVE: 182L.F. @ 0.087SF VENTING/L.F.

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

BEAM SCHEDULE

BEAM 1: (2) 2X12'S W/ ½" PLYWD. FLITCH PLATE

BEAM 2: (2) PLY 1-3/4"X12" LVL

BEAM 3: (3) PLY 1-3/4"X12" LVL

HEADER SCHEDULE

H-1: (2) 2X8'S W/ ½" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

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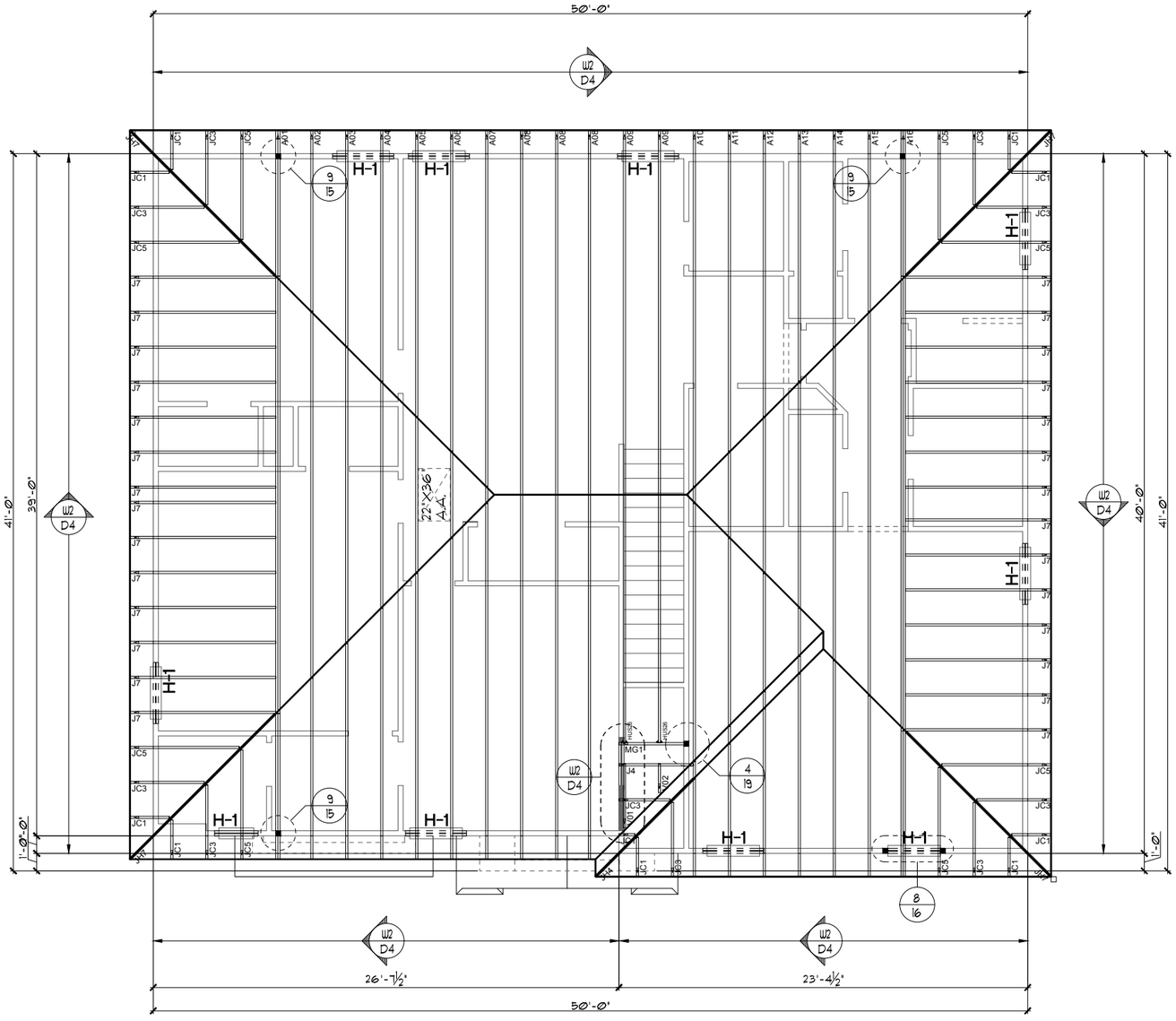

UPPER TRUSS LAYOUT "C"

1/8"=1'-Ø" (11X17) 1/4"=1'-Ø" (22X34)

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DREAM FINDERS HOMES

3273 MONTEGO

UPPER TRUSS LAYOUT

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JOB 3273
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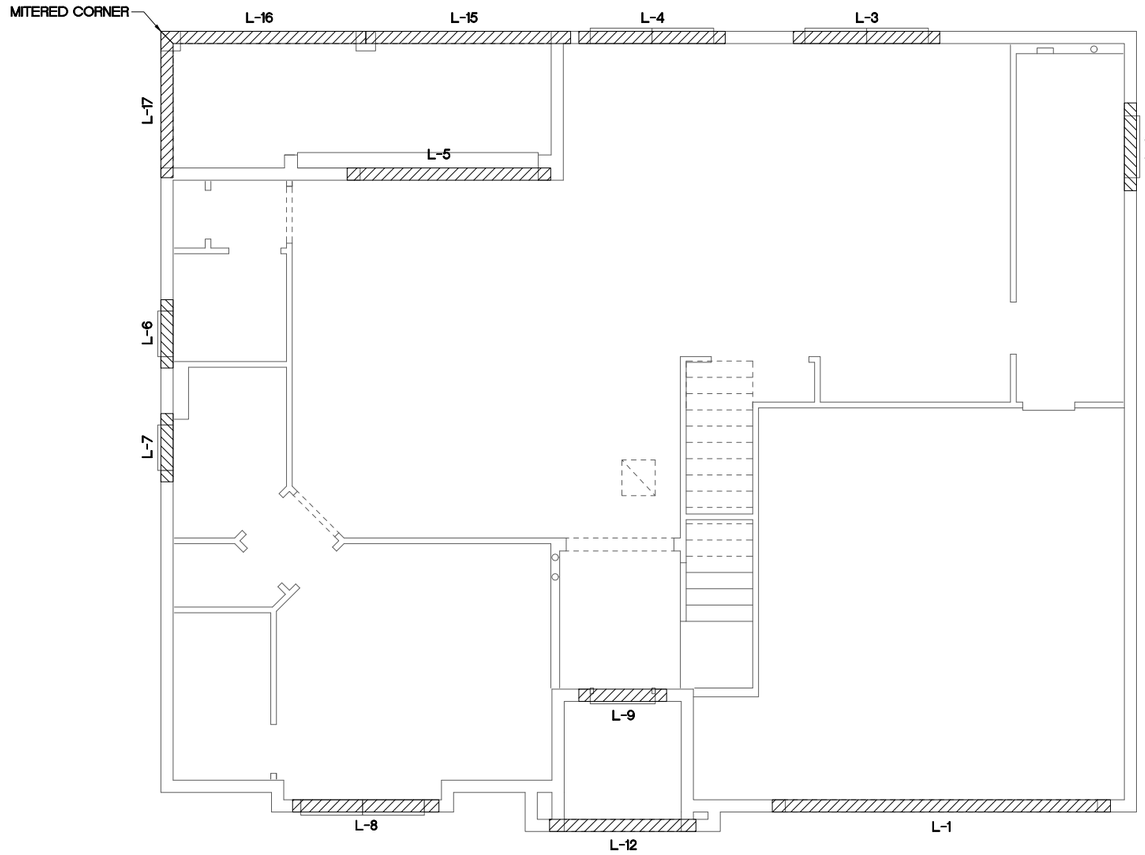

NOTE:

1. LINTEL DEPTH(S) ARE RELATIVE TO FINISHED FLOOR, CONTRACTOR IS ALLOWED A VARIANCE IN DEPTH OF PLUS/MINUS 4" U.N.O.

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK PRE CAST LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F34-1B/IT	GARAGE DOOR SEE NOTE #1
L-2	4'-6"	8F16-0B/IT	SH3050
L-3	7'-6"	8F16-0B/IT	FR. SH3050
L-4	7'-6"	8F16-0B/IT	FR. SH3050
L-5	10'-6"	8F16-0B/IT	9/0X8/0 HID. S.G.D.
L-6	3'-6"	8F16-0B/IT	SH2440
L-7	3'-6"	8F16-0B/IT	SH2440
L-8	7'-6"	8F16-0B/IT	FR. SH3050
L-9	4'-6"	8RF12-0B/IT	3080 ENTRY DOOR
L-10			
L-11			
L-12			
L-13			
L-14			
L-15	10'-6"	8F16-1B/IT	LANAI
L-16	10'-6"	8F16-1B/IT	LANAI
L-17	7'-6"	8F16-1B/IT	LANAI
L-18			
L-19			
L-20			
L-21			
L-22			
L-23			
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L-36			
L-37			
L-38			
L-39			
L-40			

PRE CAST LINTEL LAYOUT "C"

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DREAM FINDERS HOMES

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PRE CAST LINTEL LAYOUT

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET C1.0

OF 26 SHEETS

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11836
		3166	4473	6039	7526	9004	10472	11836
3'-6" (42") PRECAST	2302	3138	3371	4693	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11836
4'-0" (48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11836
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2710	4021	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137
		1498	2464	4144	5458	4431	5280	6122
6'-6" (78") PRECAST	837	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3396	5260	7134	8935	6890
7'-6" (90") PRECAST	767	1078	1675	2385	1894	2435	2886	3333
		1078	1675	2610	3839	5596	6613	5047
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6"(126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	588	935	1365	1854	2355	1793	2075
		588	935	1365	1854	2441	3155	4044
12'-0"(144") PRECAST	414	545	864	1254	1693	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2820
14'-0"(168") PRECAST	338	381	648	918	1190	1462	1087	1260
		495	760	1083	1335	1714	2153	2646
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		469	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	693	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1050	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1180	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY

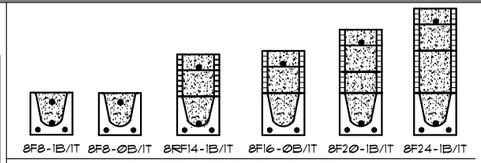
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	59024	6880
		1821	3412	4982	6472	7941	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7941	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4014	6472	6516	5814	6839
5'-10" (70") PRECAST	735	778	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	622	901	1671	2933	2516	3223	3872	4522
		901	1671	2933	4100	6730	8177	6701
7'-6" (90") PRECAST	665	761	1377	2252	1858	2451	2944	3436
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1253	1671	1342	1614	1886
		535	928	1491	2179	2618	3595	2815

8" PRECAST & PRESTRESSED U-LINTELS

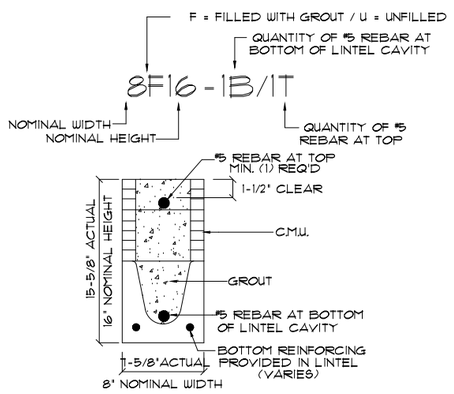
UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6563	7811	9055	2021	2021
	2727	2784	3581	5100	6407	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4231	5213	6204	7192	1251	1251
	2165	2235	3165	4125	5091	6061	7036		
4'-0" (48") PRECAST	1818	1889	2832	3680	4532	5387	6245	938	938
	1818	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1666	1762	2501	3251	4010	4767	5525	727	727
	1666	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1272*	1351	1930	2505	3084	3665	4247	418	418
	1272	1315	1875	2441	3010	3583	4157		
6'-6" (78") PRECAST	1141*	1200	1733	2250	2769	3292	3812	1671	881
	1141	1182	1684	2192	2703	3216	3732		
7'-6" (90") PRECAST	995*	912	1475	1914	2354	2797	3240	591	657
	995	1029	1466	1907	2351	2797	3245		
9'-4" (112") PRECAST	801*	612	980	1269	1560	1852	2144	454	630
	801	755	1192	1550	1910	2271	2634		
10'-6"(126") PRECAST	716*	498	793	1027	1261	1496	1731	396	493
	716	611	1033	1389	1711	2034	2358		
11'-4" (136") PRECAST	666*	439	696	898	1104	1309	1515	363	556
	666	535	905	1295	1595	1896	2198		
12'-0"(144") PRECAST	607*	400	631	816	1001	1186	1372	340	494
	631	486	818	1209	1514	1799	2086		
13'-4" (160") PRECAST	500*	340	532	686	841	997	1153	302	398
	573	403	682	1004	1367	1631	1891		
14'-0"(168") PRECAST	458*	316	493	635	778	922	1065	286	360
	548	378	573	922	1254	1567	1816		
14'-8" (176") PRESTRESSED	243	295	459	591	724	851	990	N.R.	357
	243	352	582	852	1156	1491	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	321
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	239	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	471	635	807	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	131	205	322	451	607	771	941		
24'-0" (288") PRESTRESSED	121	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

•REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

UPLIFT

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1513	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3170	4008	4850	5696		
4'-6" (54") PRECAST	1152	1507	2311	3121	3937	4756	5577	853	853
	1152	1455	2240	3036	3831	4643	5453		
5'-8" (68") PRECAST	924*	1172	1785	2423	3055	3689	4325	501	501
	924	1132	1741	2351	2978	3603	4230		
5'-10" (70") PRECAST	886*	1138	1742	2352	2965	3581	4198	469	469
	886	1093	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	778	882	1513	2042	2573	3107	3642	830	1100
	778	856	1468	1981	2509	3035	3563		
7'-6" (90") PRECAST	688	697	1375	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1998	516	614
	533	527	1005	1369	1728	2088	2450		

•REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	USP DESCRIPTION	USP FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	ETA20	14-10d	1,810	65 / 960
22	HIØA	RFT: 8-8d x 1 1/2"	RT16	RFT: 8-8d x 1½"	990	585/525
		PLT: 8-8d x 1 1/2"		PLT: 8-8d		
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	RT20	RFT / TRS: 9-10d	985	400 / N/A
		PLT / STD: 10-8d		PLT / STD: 13-10d		
26	H2.5	RFT:5-8d / PLT: 5-8d	RT7	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	MP34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	MPAIF	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
37	MTSI2	14-10d	MTWI2	14-10d	1,000	N/A
38	MTSI6	14-10d	MTWI6	14-10d	1,000	N/A
39	MTSM16	BLK: (4)¼"X2¼" T.C. TRUSS: (7) 10d	MTWI6	BLK: (4)¼"X2¼" T.C. TRUSS: (7) 10d	860	N/A
43	LSTA12	10-10d	LSTA12	10-10d	905	N/A
45	ST18	14-16d	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	N/A	N/A	5,495	N/A
79	SPI	STD:6-10d / PLT:4-10d	SPT22	STD:4-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	SPT224	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	TP4,6,48	12-10d x 1½"	885	N/A
88	CBSQ88	12 SDS 1/4X2"			3975	N/A
89	CB66	(2) ⅝" BOLTS	PA8X8	4-10d	2,300	985
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
91	CBSQ66	14 SDS 1/4X2"			3,190	N/A
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PBS66	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PBS44	24-16d	1,815	1,070
95	HTS20	20-10d	HTU20	20-10d	1,450	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	MPAI	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
101	HTT4	⅝" BOLT/ 18-16dX2½"	N/A	N/A	3,640	N/A
102	HTT5	⅝" BOLT/ 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) ⅝" BLT	N/A	N/A	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	N/A	N/A	5,020	N/A
105	HD7B	7/8"-3-3/4"	N/A	N/A	6,645	N/A
110	HCP2	12-10d x 1½"	HHCP2	20-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	THD46	H:8-18d/J:12-10d	1,550	N/A
168	U46	H:8-10d/J:4-10d	SUH46	H:8-16d/J:4-16d	710	N/A
181	HUS26	20-16d	THD26	H:20-16d/J:10-10d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	N/A	N/A	1,085	N/A
212	HUC410	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	N/A	N/A	1,810	N/A
213	HSUR/L410	BLOCK: 20-16d JOIST : 6-16d	N/A	BLOCK: N/A JOIST : N/A	1,300	N/A
214	HUC412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	EHUH210-2	HDR:40-16d/JST:16-10d	2,720	N/A
216	HUCS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR¾X8 TOP&FACE	NFM35X12U	H:1-½" J-BOLT	3,145	N/A
		JOIST: 18-10d		J:5-½" BOLTS		
231	MBHA3.56/16	HDR : (2) ¾"Φ x 8" JOIST : 18-10d	NFM3.5X16U	HDR :MIN. ½"ΦxJ-BOLTS JOIST : (5) ½"Φ BOLTS	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾"Φ x 8" JOIST : 18-10d	NFM5.5X16U	HDR :MIN. ½"ΦxJ-BOLTS JOIST : (5) ½"Φ BOLTS	3,450	N/A
241	LGT2	30-16d-sinker	LUGT2	32-10d	2000	1015 / 440
242	LGT3	G: (12) SDS ¼:X2½"	N/A	W: (4) ⅜"X5" TITEN	2,365	N/A
243	LGT4-SDS3	G: (16) SDS ¼:X3"	N/A	W: (4) ⅜"X5" TITEN HD	2,365	N/A
301	MGT	(1) ¾"BLTS./GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL:¾"BLTS./GIR: 8-10d	USC63	LTL:¾"BLTS./GIR: 8-16d	6485	N/A
303	HGT-4	LTL:¾"BLTS./GIR: 16-10d	N/A	N/A	9,250	N/A
305	FGTR (2-PLY)	TRUSS: 36 SDS ½"X3" WALL:(4)½"X5" TITEN HD	N/A	N/A	9,400	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	N/A	N/A	1,700	N/A
501A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
501B	LSSU28	10-10d - 5-10dX1½	N/A	N/A	535	N/A
501C	LSSU210	10-10d - 7-10dX1½	N/A	N/A	875	N/A
502A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
502B	LSSU28	9-10d - 5-10dX1½	N/A	N/A	450	N/A
502C	LSSU210	9-10d - 7-10dX1½	N/A	N/A	785	N/A
503	HRC22	6-10dX1½ - 2-10dX1½	N/A	N/A	290	N/A
504	VPA2	8-10d - 2-10dX1½	N/A	N/A	295	375/250
505	HCP2	6-10dX1½ - 6-10dX1½	N/A	N/A	645	N/A
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 11TH EDITION.

LOT: 0001, TALICHET

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CODE 2020

BY:	DH
REVISIONS 02-10-22	
BY:	DH
LA: 02-10-22	

Item 4.

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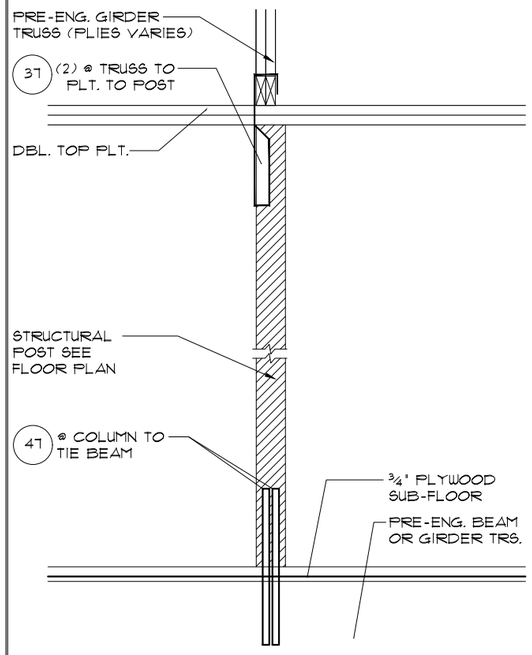
DREAM FINDERS
BY MEMBERS OF QUALITY HOMES

PRECAST LINTEL DATA / CONECTOR SCHEDULE

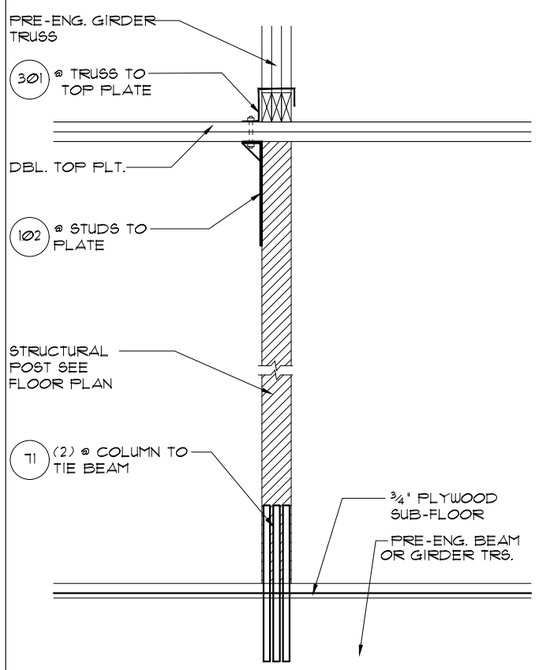
3273 MONTEGO

DREAM FINDERS HOMES

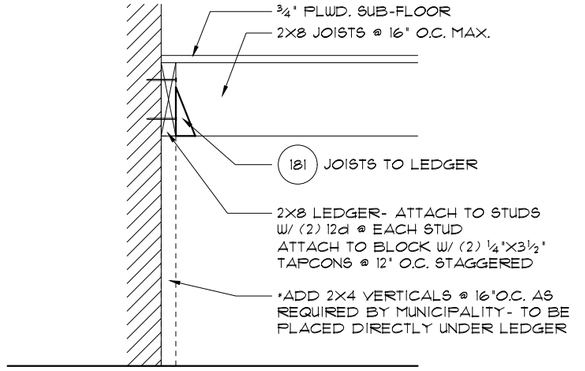
DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 73
OF 26 SHEETS



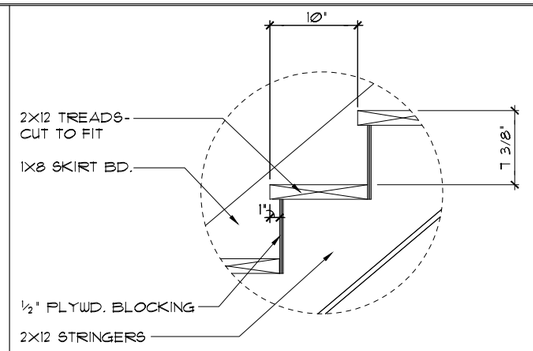
8/15 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



6/15 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

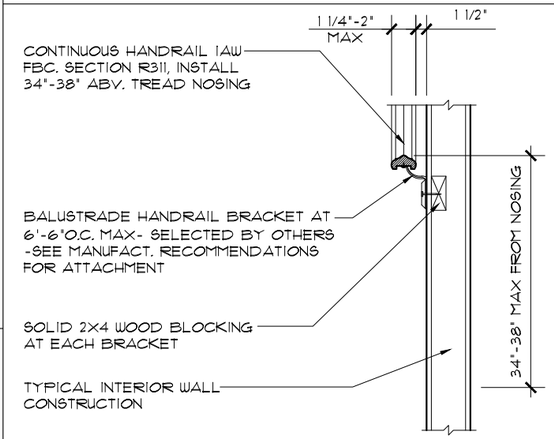


4/15 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") PLATFORM FRAMING

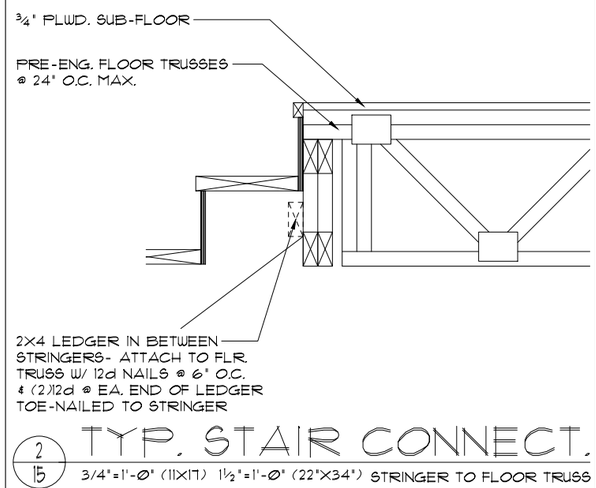


DATA: TOTAL RISE: 11'-0¾" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 14'-2" (17 TREADS @ 10" EA.)

1/15 STAIR DETAIL
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") STAIR DATA



5/15 TYP. HANDRAIL DET.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34")



2/15 TYP. STAIR CONNECT.
3/4"=1'-0" (11X17) 1½"=1'-0" (22"X34") STRINGER TO FLOOR TRUSS

NOTES:

STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 7TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE 7¾", WITH THE GREATEST RISER HEIGHT NOT EXCEEDING THE SMALLEST BY MORE THAN ⅜".

MIN. DEPTH OF TREAD TO BE NO LESS THAN 10", WITH THE GREATEST TREAD DEPTH NOT EXCEEDING THE SMALLEST BY MORE THAN ⅜".

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION.

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.

THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER BY MORE THAN ⅜".

CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT NEED TO BE WITHIN ⅜" OF THE RECTANGULAR TREAD DEPTH.

HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1¼" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.

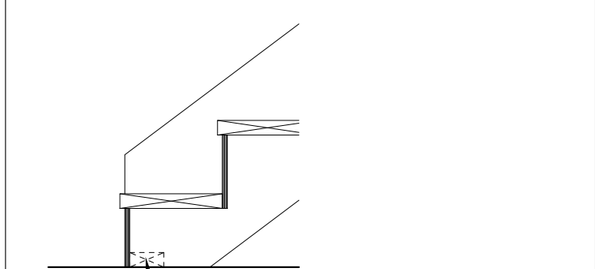
34"-38" HANDRAIL HGT. MEASURED FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE.

HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

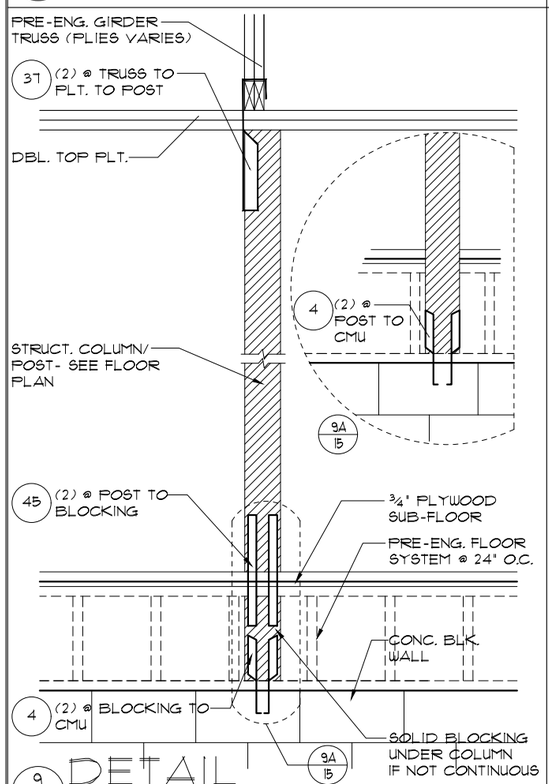
R312.1.3 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

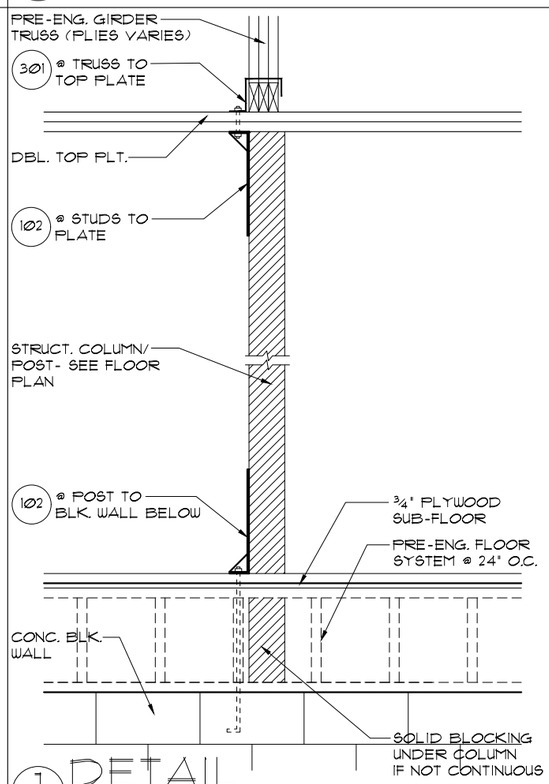
2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4⅜ INCHES (111 MM) IN DIAMETER.



3/15 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") STRINGER TO FLOOR



9/15 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



7/15 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0001, TALICHET

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BY: DH
LA: 02-10-22

Item 4.

REVISIONS 02-10-22 BY: DH

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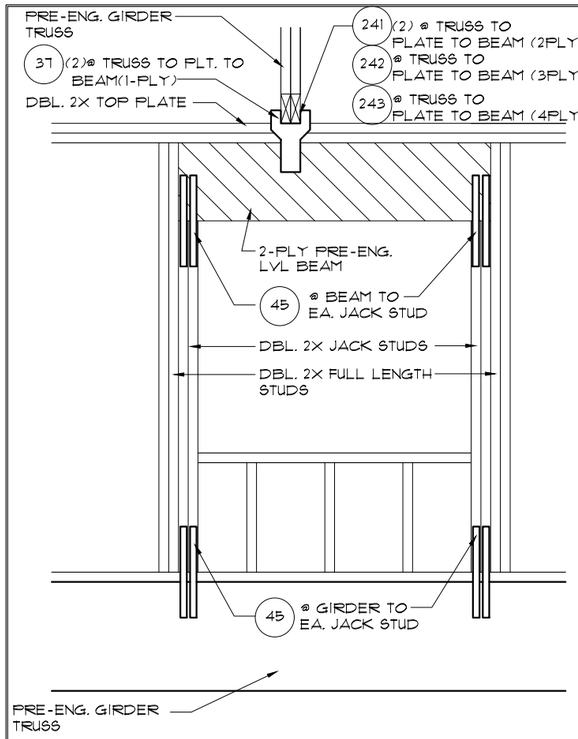
DREAM FINDERS HOMES

3273 MONTEGO

STAIR DATA/ TYPICAL DETAILS

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 74
OF 26 SHEETS



8/16 DETAIL
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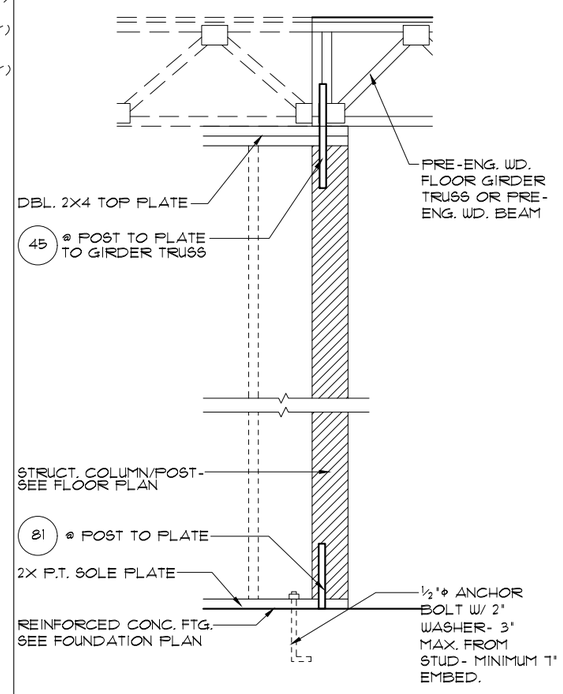
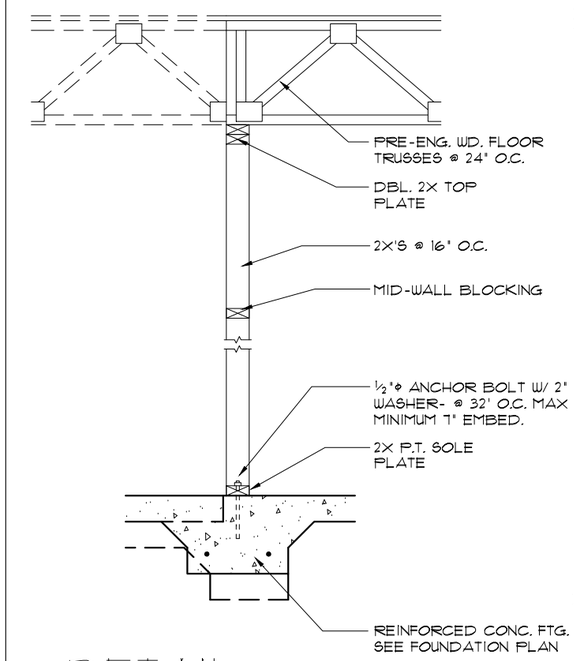
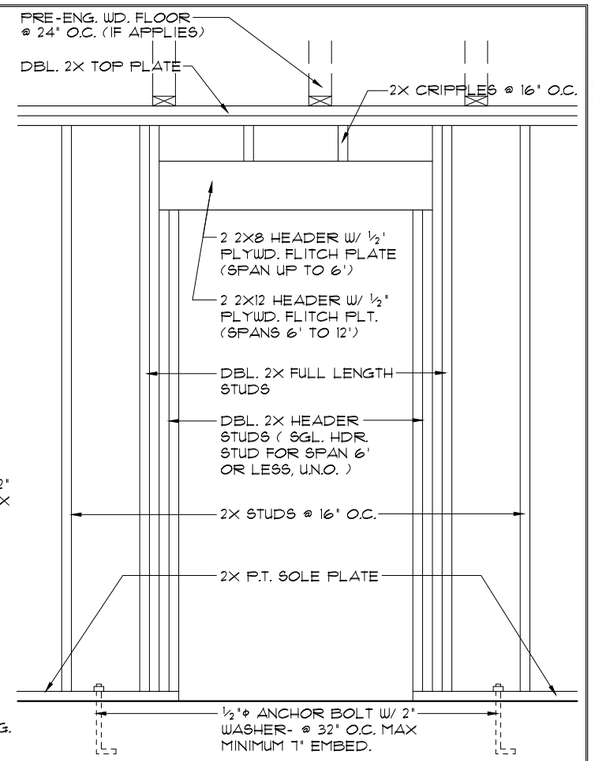
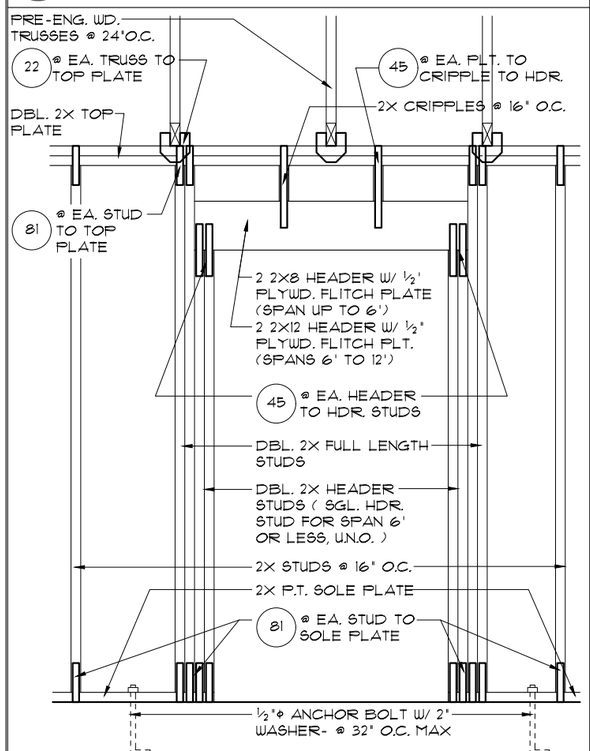


6/16 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



1/16 DETAIL (BRG. W/O UPLIFT)
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)





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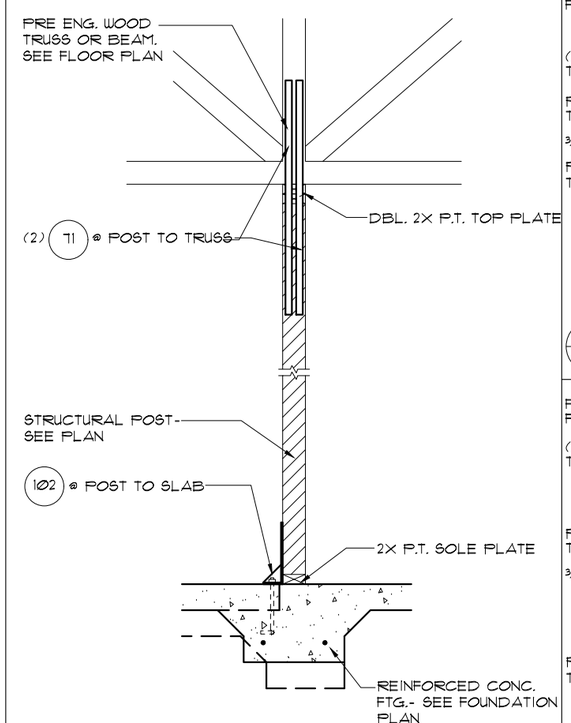

7/16 DETAIL (BEARING POST W/ HIGH UPLIFT)
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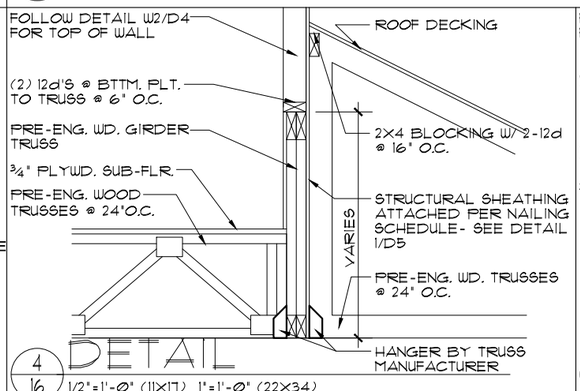
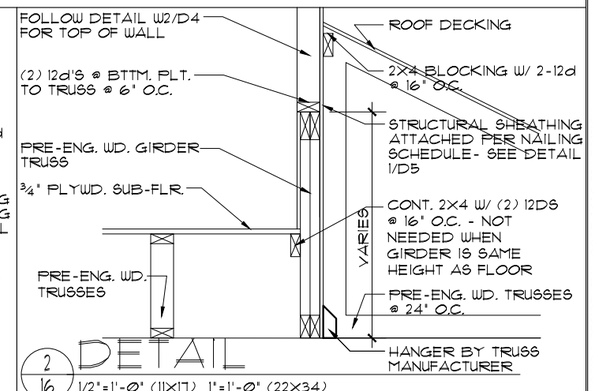
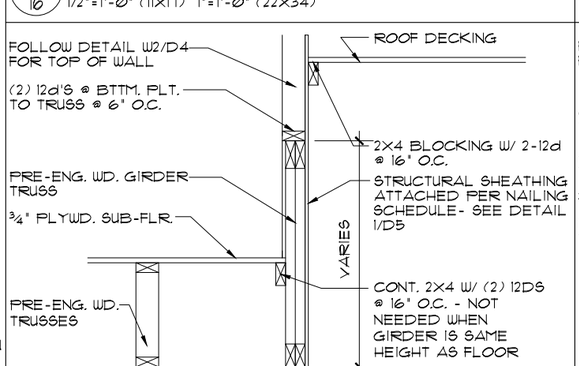


4/16 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2/16 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



5/16 DETAIL
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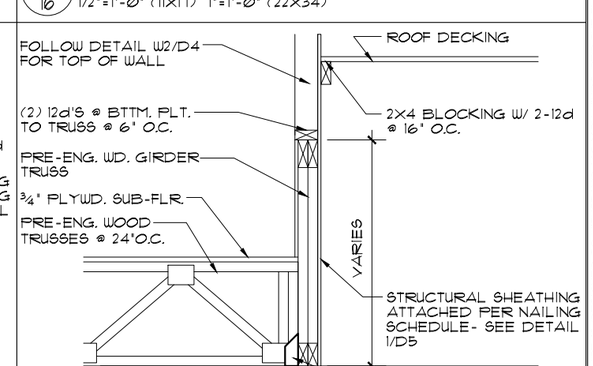

3/16 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 11TH EDITION

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BY: DH
LA: 02-10-22

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BY: DH
REVISIONS 02-10-22

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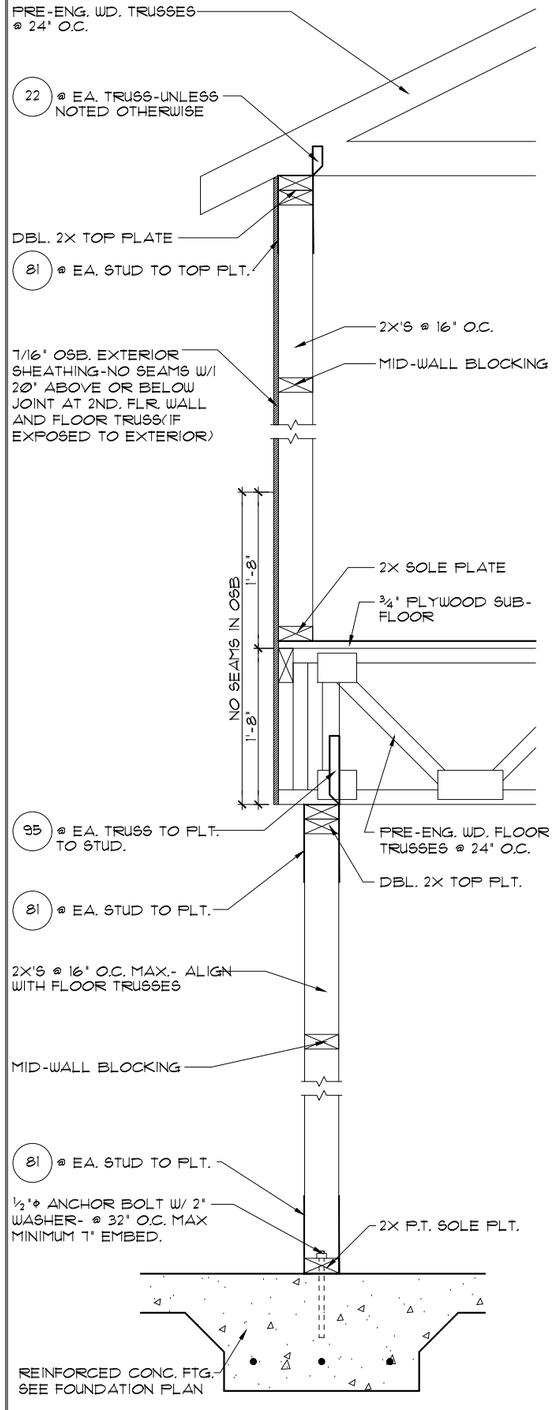
RDC

DREAM FINDERS
DREAM FINDERS HOMES

3273 MONTEGO

TYPICAL DETAILS

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 75
OF 26 SHEETS



4/17 DETAIL

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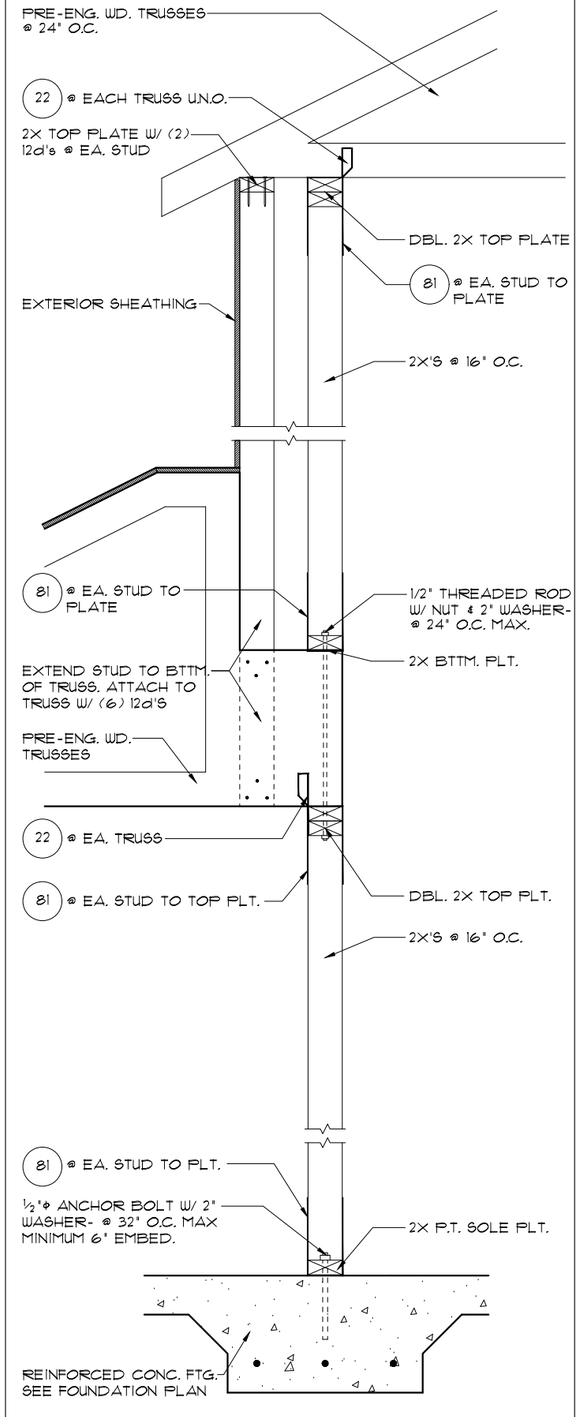

3/17 DETAIL

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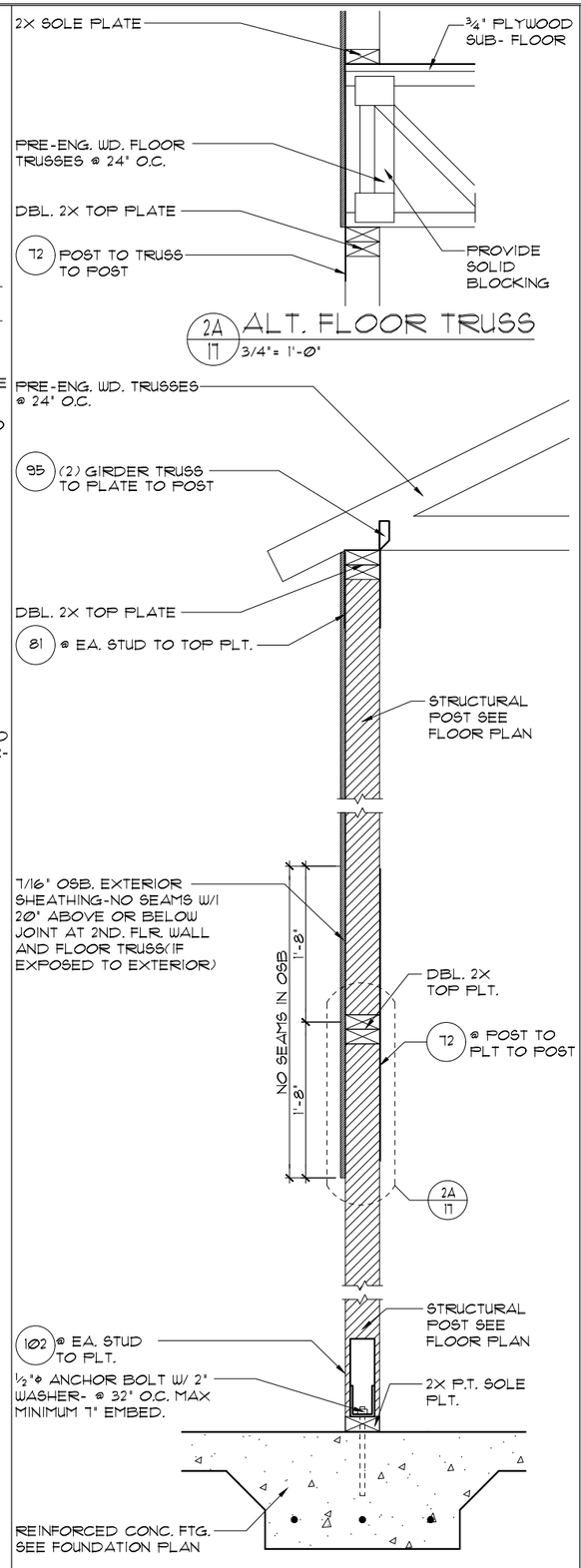

2/17 DETAIL

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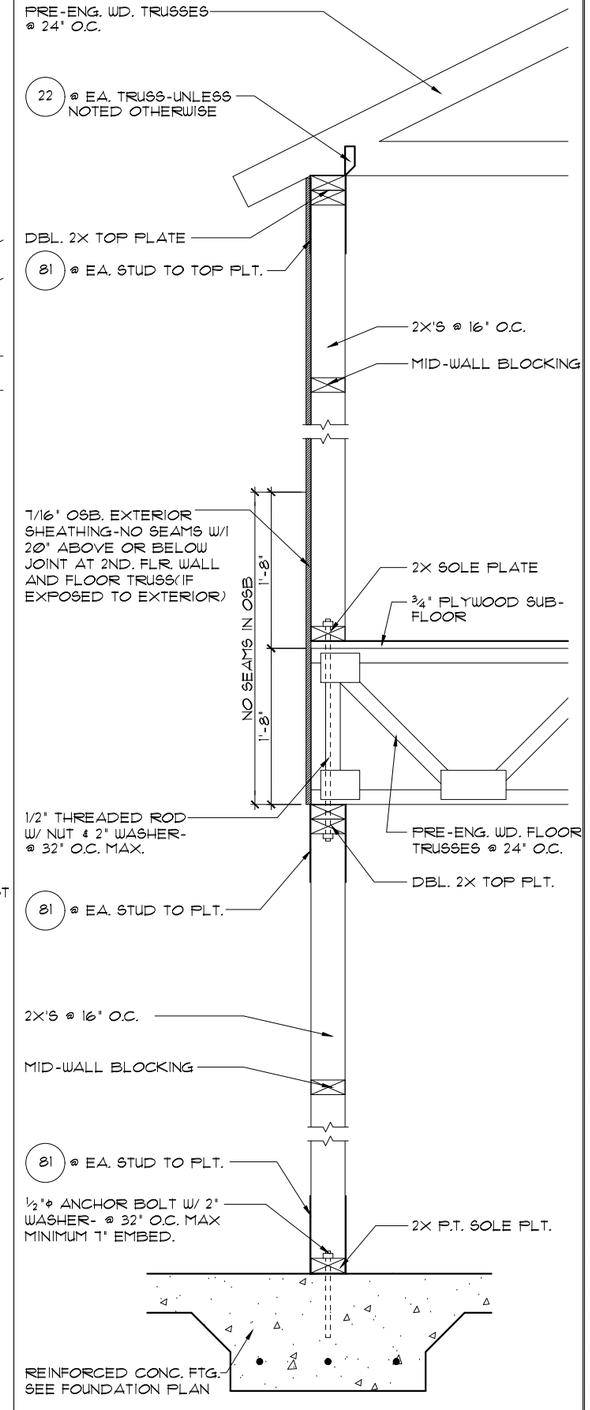

1/17 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

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LA: 02-10-22		

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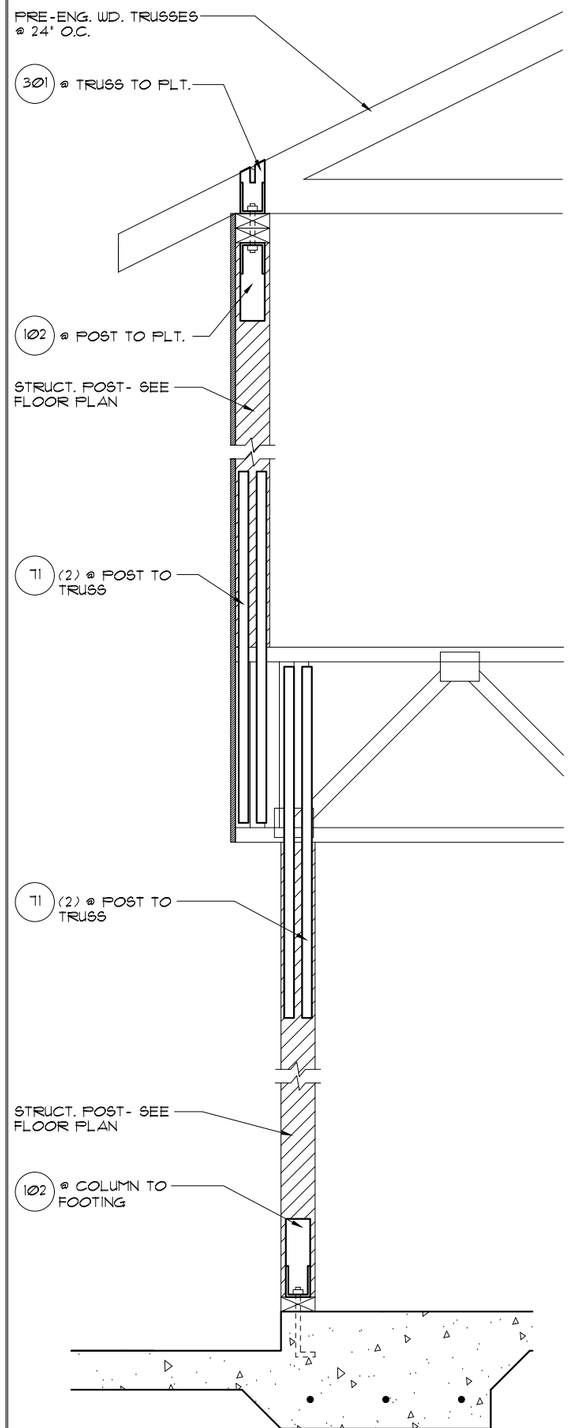
DREAM FINDERS

DETAILS

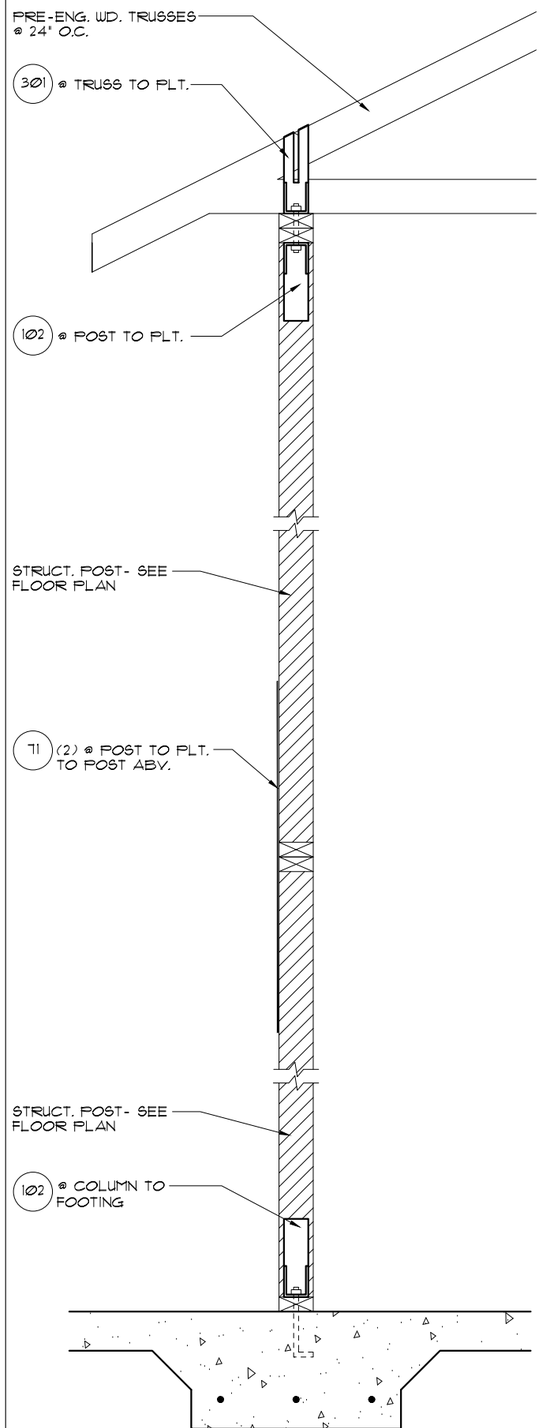
3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273



4/18 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



3/18 DETAIL
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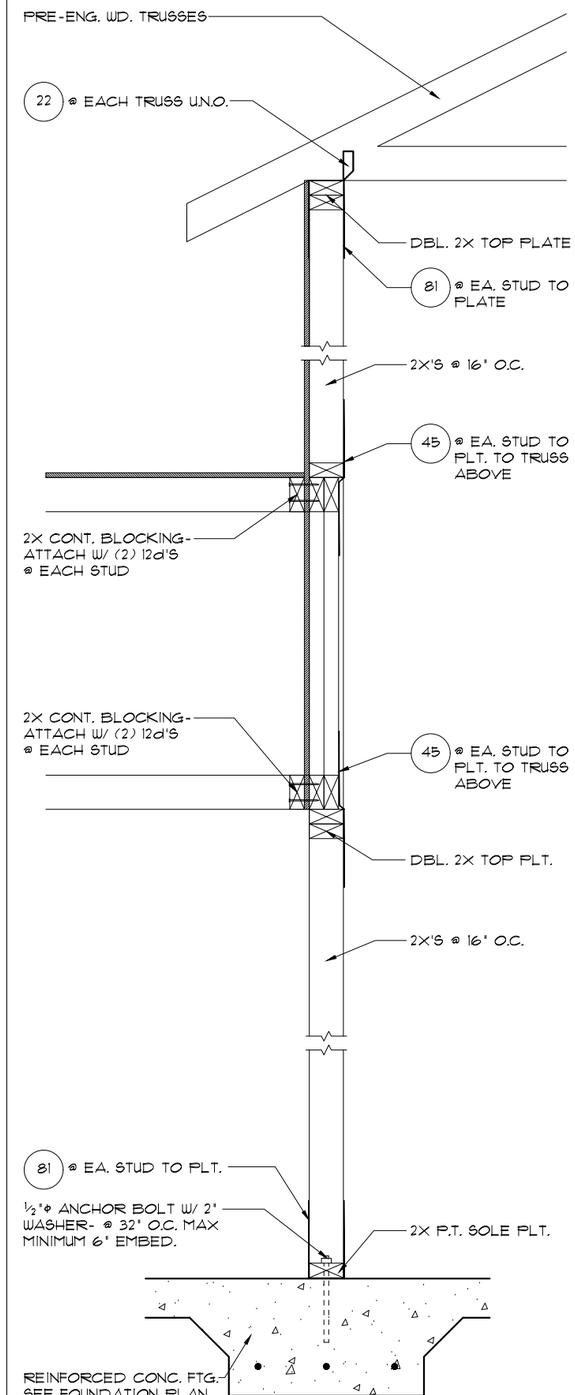

2/18 DETAIL
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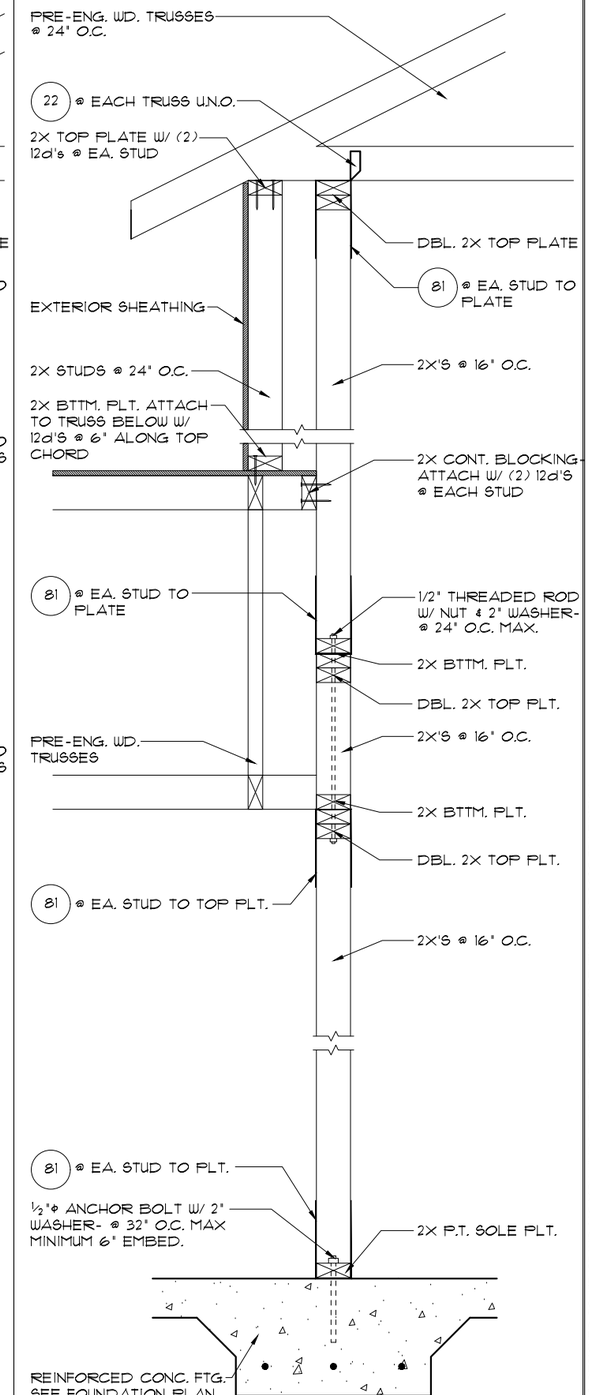

1/18 DETAIL
3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

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LA:	02-10-22	DH

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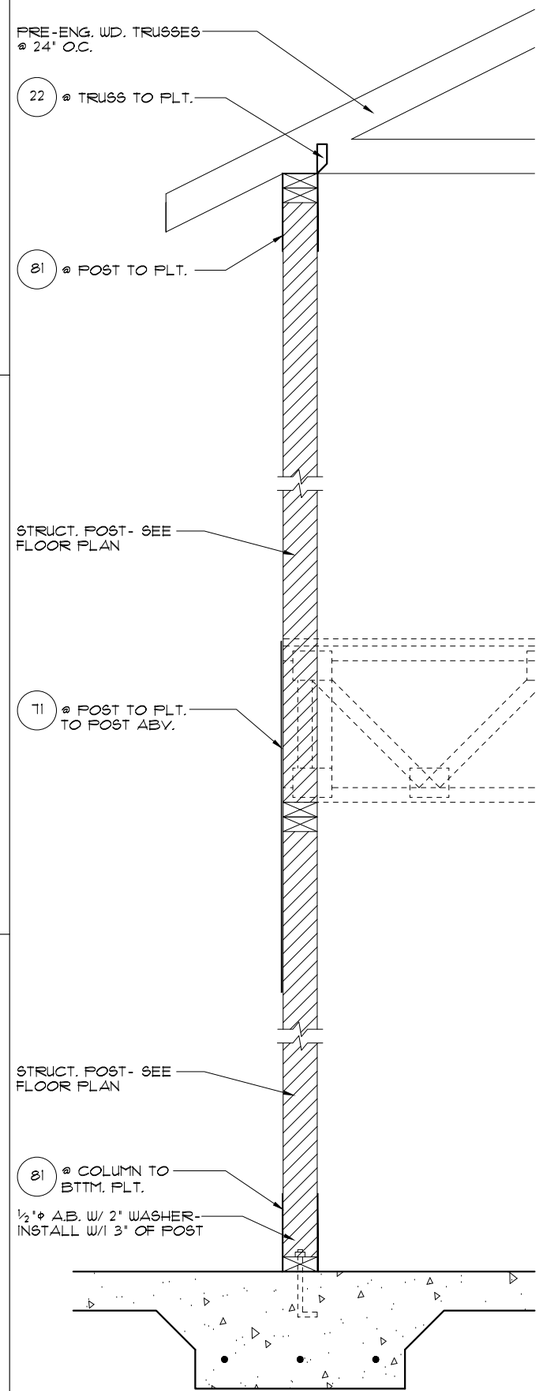
DREAM FINDERS
THE MARK OF A QUALITY HOME

TYPICAL DETAILS

3273 MONTEGO
DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	77
OF	26 SHEETS



4/19 DETAIL

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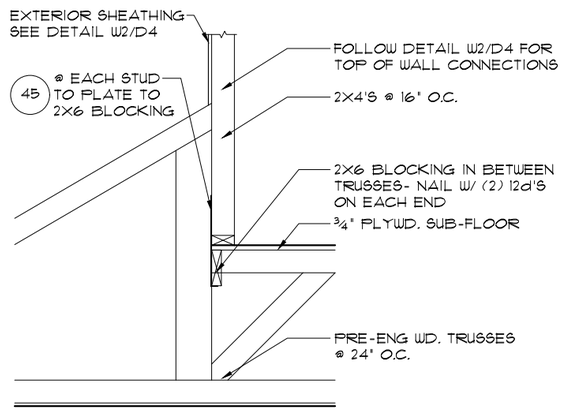

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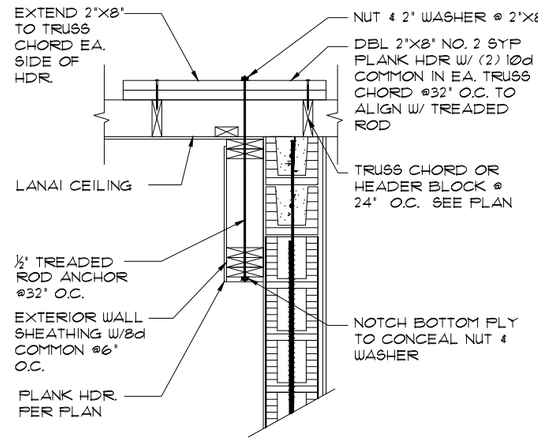

2/19 BOX HDR DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

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DREAM FINDERS

TYPICAL DETAILS

3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	78
OF	26 SHEETS

STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 7TH EDITION, FBCR 2020 (WIND LOAD @ 140 MPH.)
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 3½" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530/ ASCE 5/TMS 402 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
½"	¾"	7"
⅝"	⅞"	7"
¾"	1"	8"
⅞"	1⅛"	9"

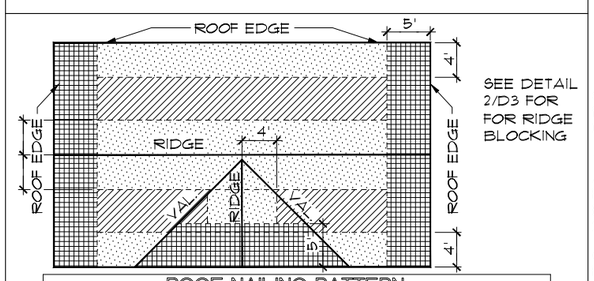
    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE **SPF** (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4'. STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C..
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C.. UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL. SPLICING IS PERMITTED IN DOUBLE TOP PLATE ABOVE STUDS.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. NAIL PATTERN
   -DOUBLE PLATE 12" O.C.. OUTSIDE SPLICE ZONE (SEE NOTE 3)
   -DOUBLE STUDS @ 12" O.C..
   -DOUBLE OR TRIPLE HEADER @ 6" O.C.. @ EDGE @ 12" O.C.. INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C.. EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
11. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 7/16" OSB, NAILED TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB OR 1/2" CDX PLYWOOD . NAILED TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
12. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
13. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
14. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
15. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
16. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
17. 2000 PSF MINIMUM SOIL BEARING CAPACITY
18. ALL EXTERIOR FRAME WALLS SHALL BE CONSTRUCTED WITH 2X4 STUDS @ 16" O.C. MIN. UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.

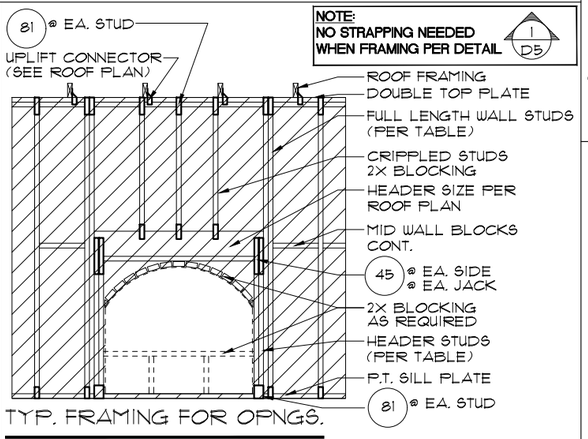
FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) ¼" X 2¼" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
3. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
   UP TO ⅞" - NO REPAIR NECESSARY
   ⅞" TO 1¼" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
   1¼"+ - REQUIRE SPECIAL ENGINEERING LETTER
5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE
6. EXTERIOR CMU COLUMN HEIGHT LOWER THAN REQ'D.:
   - FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS LESS THAN 6" LOWER THAN REQ'D., CONTRACTOR SHALL INSTALL 2X P.T. BLKG. AS REQ'D. TO FILL GAP, W/ 1/2"ø THRU-BOLT DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED. META STRAP TO BE REPLACED WITH MSTAM24. IF, HOLDDOWN SPECIFIED IS DIFFERENT THAN META, CONTACT E.O.R. FOR SUB.
   - FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS 6" OR GREATER THAN REQ'D., CONTRACTOR SHALL INSTALL GROUT FILLED CMU OR C.I.P. CONC. (2,000PSI MIN.) W/ #5 VERT. @12" O.C. DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED.



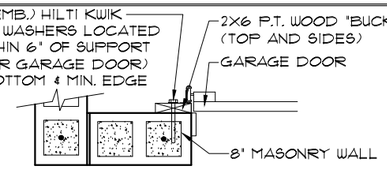
ROOF NAILING PATTERN

ZONE:	8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	8d NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



TYP. FRAMING FOR OPNGS.

½"X6" (4½" EMB.) HILTI KWIK BOLT WITH 2" WASHERS LOCATED @ 1',4',&7' (WITHIN 6" OF SUPPORT BRACKET FOR GARAGE DOOR) FROM THE BOTTOM & MIN. EDGE DISTANCE.



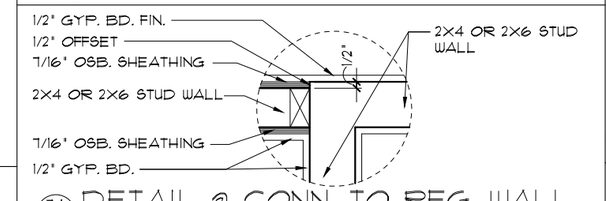
- DETAIL TO SATISFY 140 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

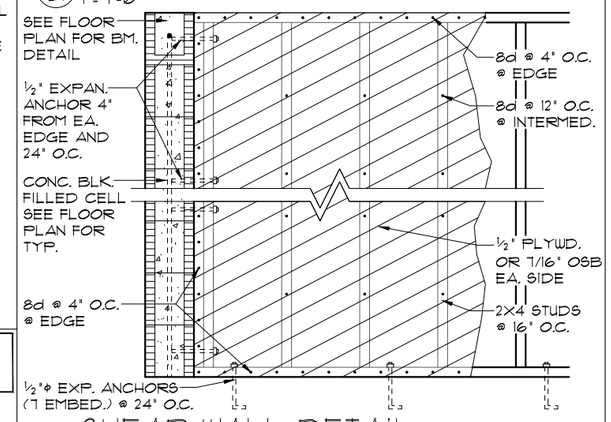
A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R613 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL

1"= 1'-0"



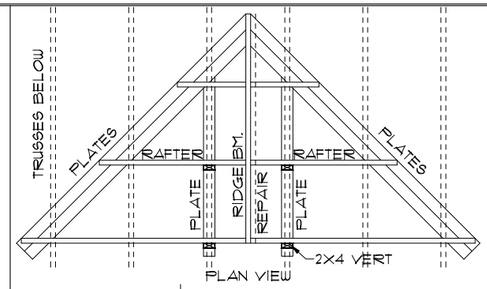
7A/D1 DETAIL @ CONN. TO REG. WALL 1"= 1'-0"



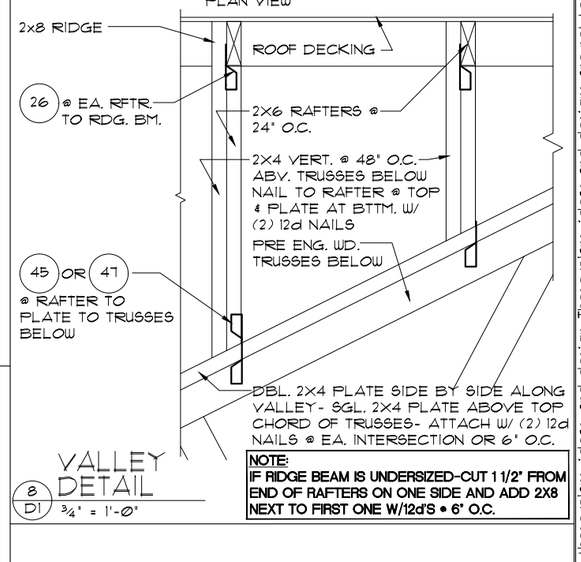
7/D1 SHEAR WALL DETAIL 1/2"= 1'-0" USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS

MIN. WALL AND HEADER REQUIREMENTS

		MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5

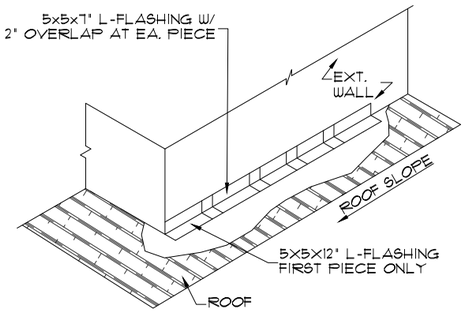


PLAN VIEW



NOTE: IF RIDGE BEAM IS UNDERSIZED-CUT 1 1/2" FROM END OF RAFTERS ON ONE SIDE AND ADD 2X8 NEXT TO FIRST ONE W/12d'S • 6" O.C.

8/D1 VALLEY DETAIL ¾" = 1'-0"



STEP FLASHING DETAIL

N.T.S.

Item 4.

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DREAM FINDERS

STANDARD DETAILS

DETAILS TYPE "C"

TYPICAL STRUCTURAL DETAILS

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
S

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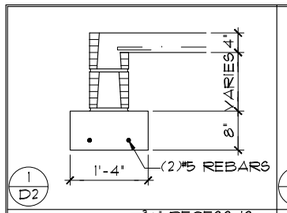
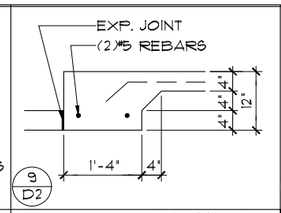
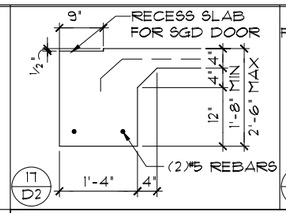
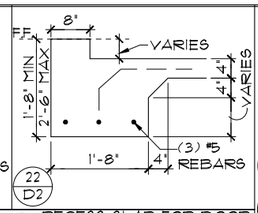
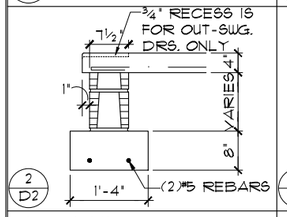
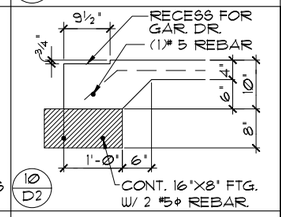


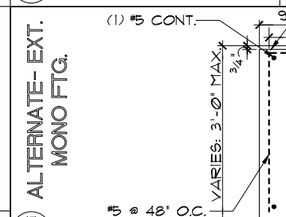


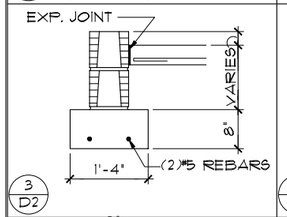


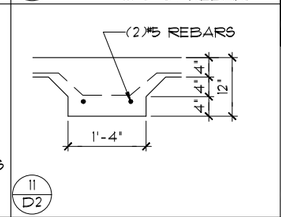


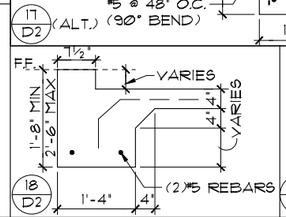


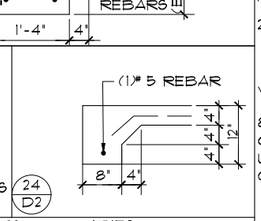


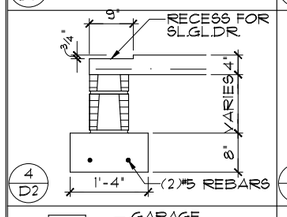


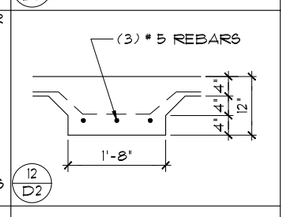


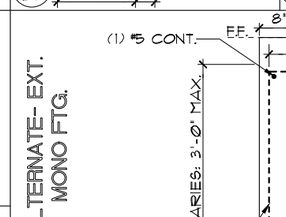


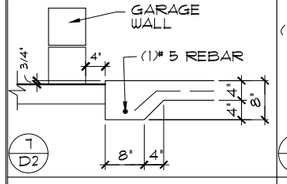


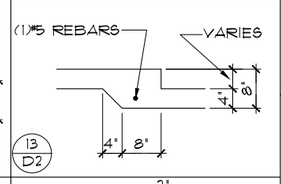


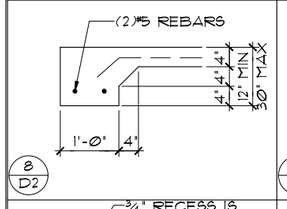


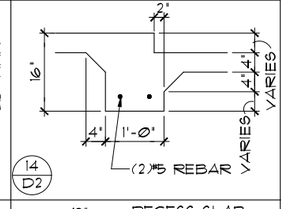


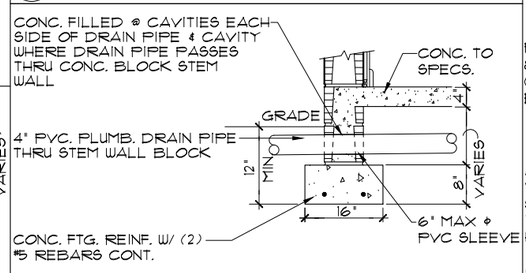


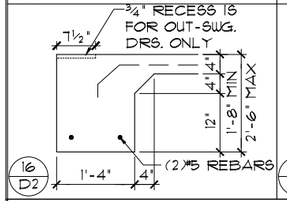


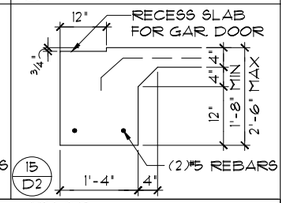


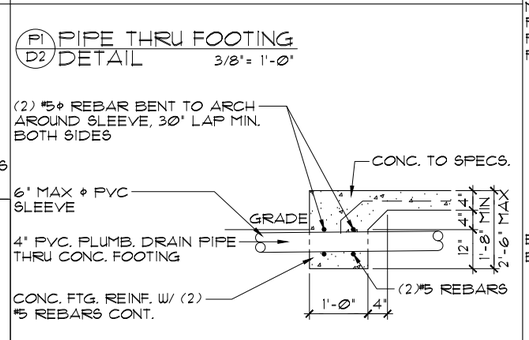


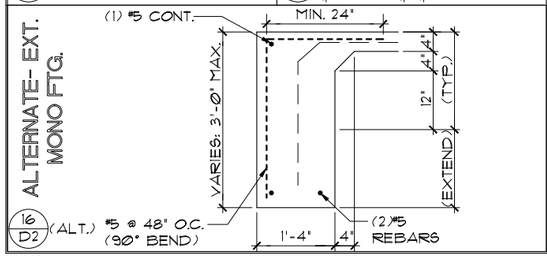






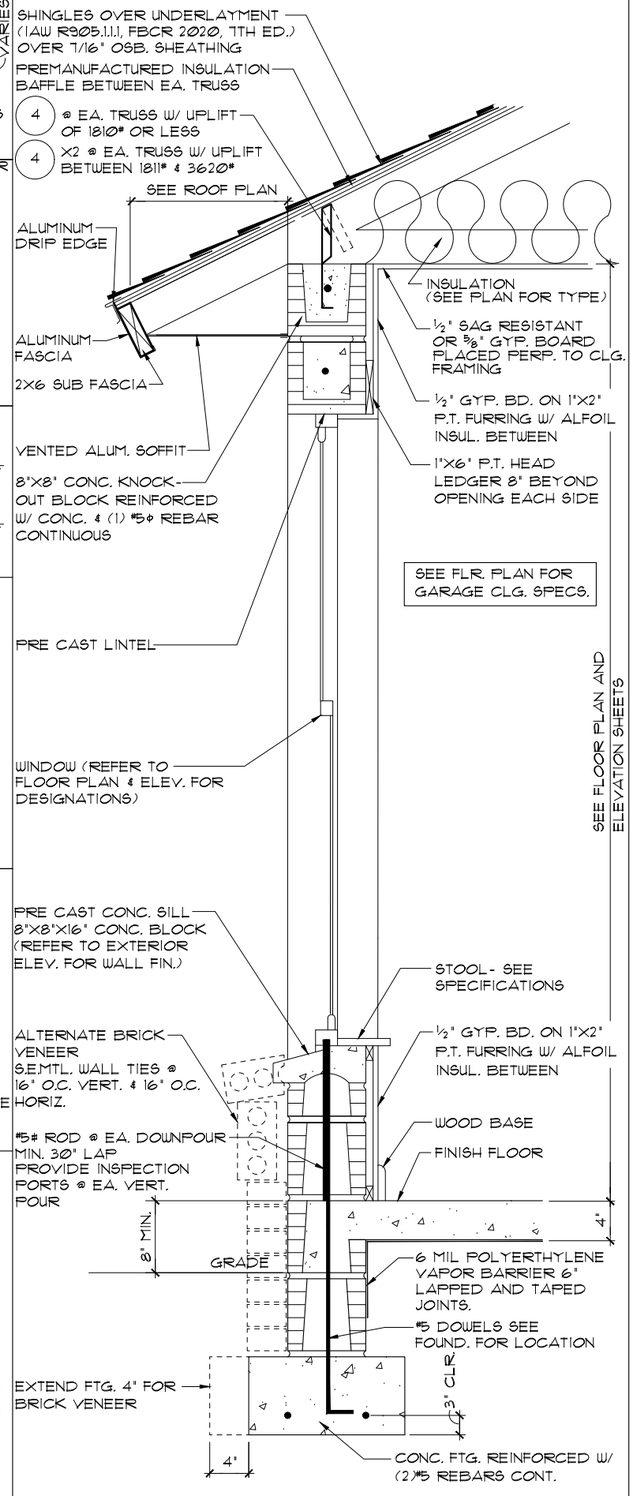






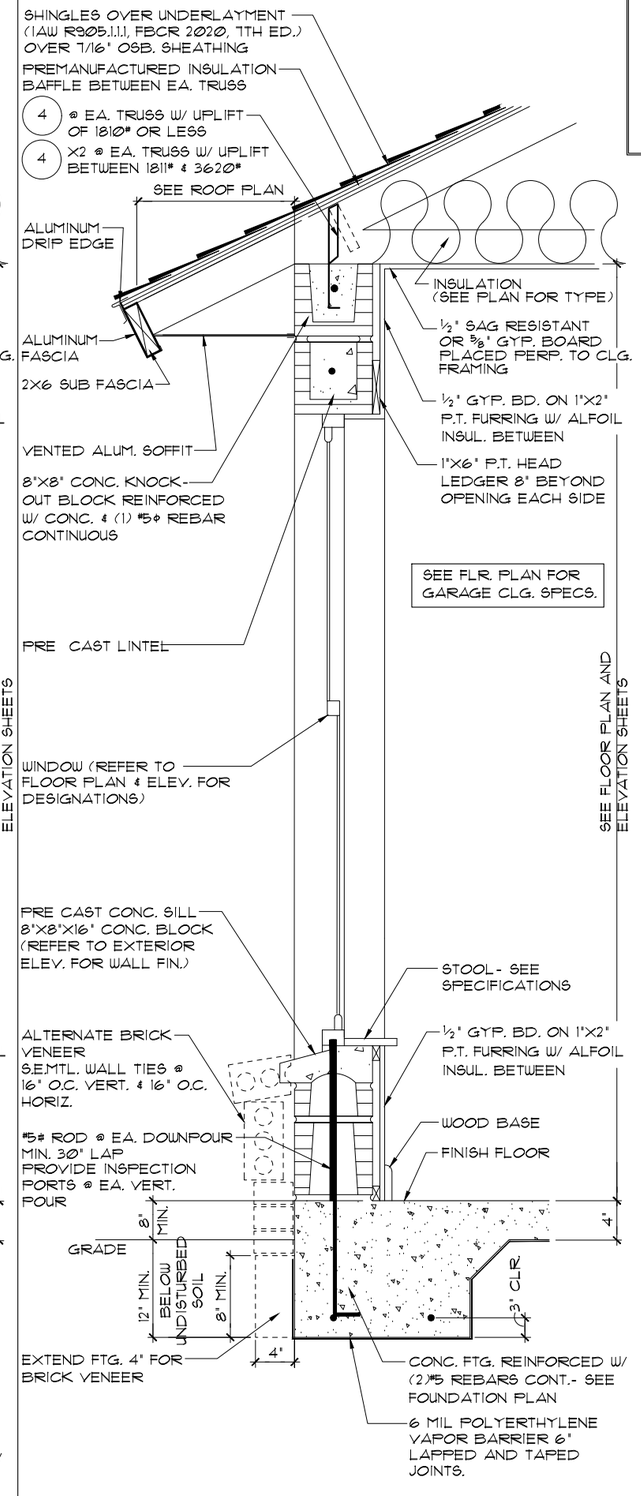
MONOLITHIC

PIPE THRU FOOTING DETAIL 3/8"= 1'-0"



TYPICAL WALL SECTION W/ STEM WALL FOOTING

A D2 3/4"= 1'-0"



TYPICAL WALL SECTION W/ MONOLITHIC FOOTING

A D2 3/4"= 1'-0"

Item 4.

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RDC

DREAM FINDERS
DREAM HOMES BY A QUALITY BUILDER

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17

SCALE AS NOTED

DRAWN JR & RDC

JOB

SHEET 80

D2

OF SHEETS

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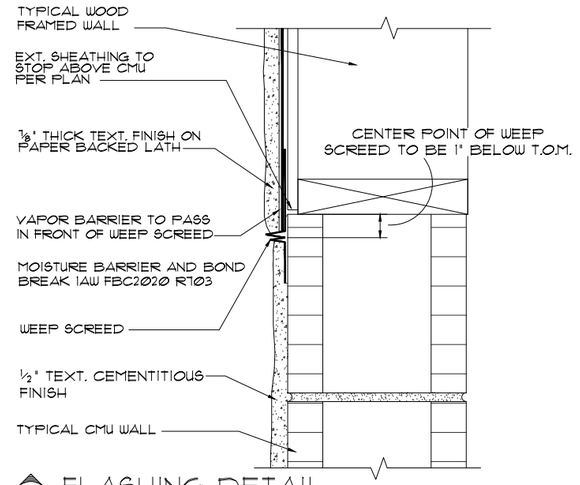

A D3 FLASHING DETAIL
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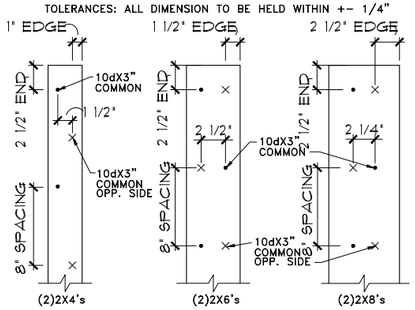
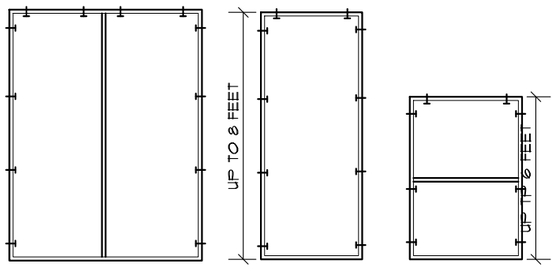


B 2X BUILT-UP STUD COLUMN DETAILS
1½"=1'-0"



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

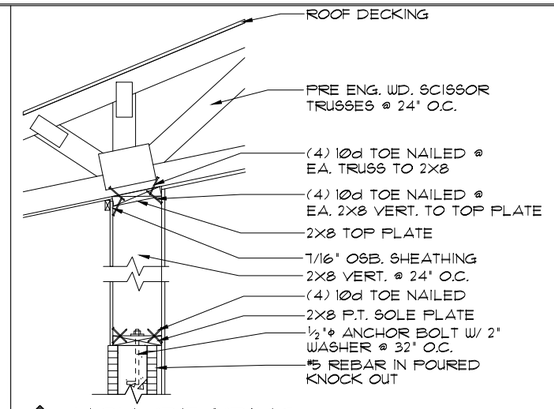
BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

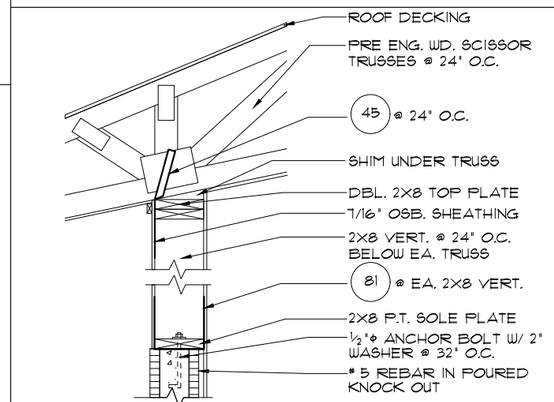
USE MIN. 2¼" T-NAILS w/ 1x BUCK. USE MIN. ¼" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

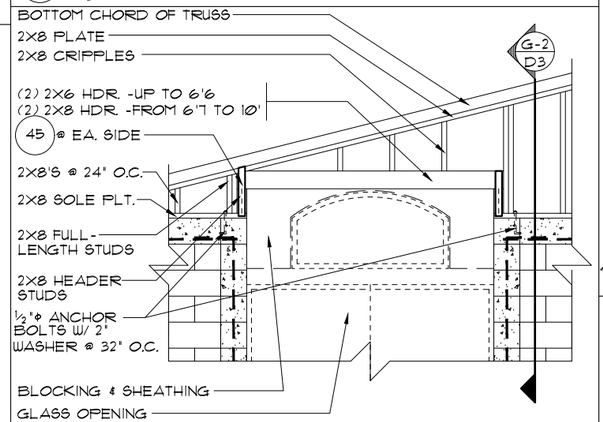
IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4" X 1¾" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



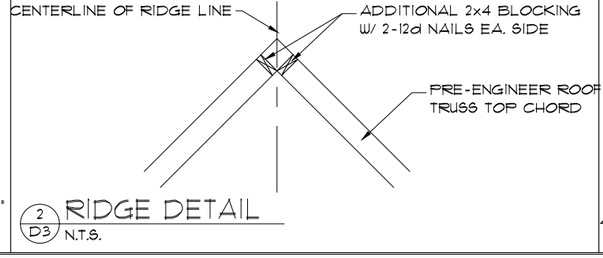
G-6 D3 NON-BEARING
1½"= 1'-0"



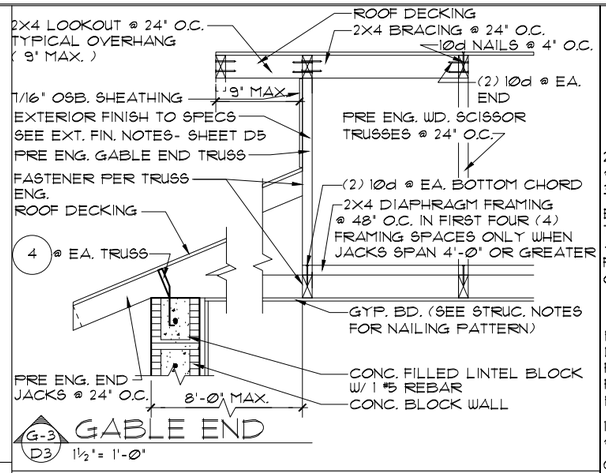
G-7 D3 BEARING
1½"= 1'-0"



B D3 GABLE END
1½"= 1'-0"



2 D3 RIDGE DETAIL
N.T.S.



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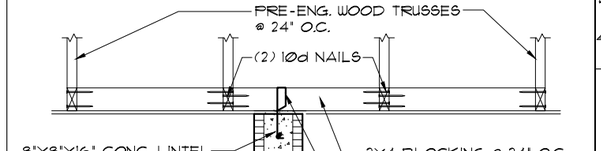

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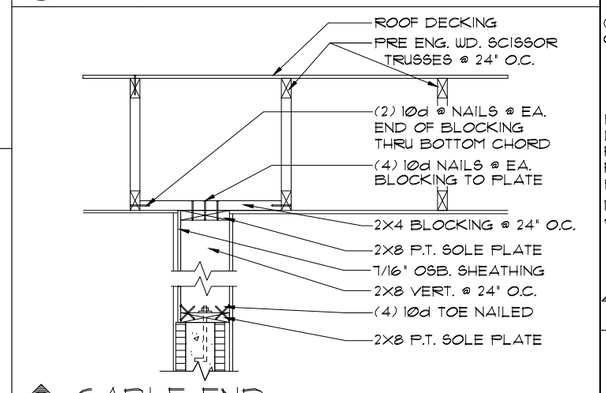

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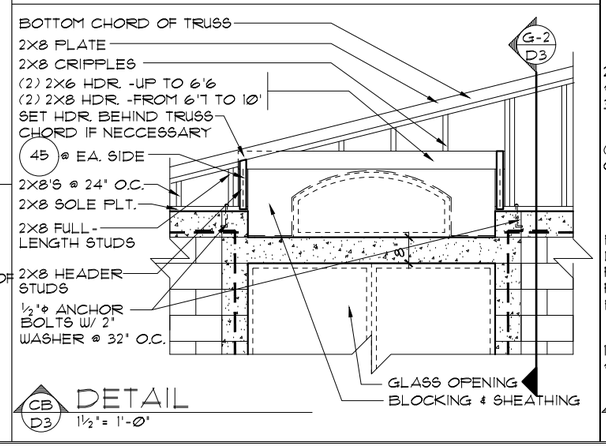
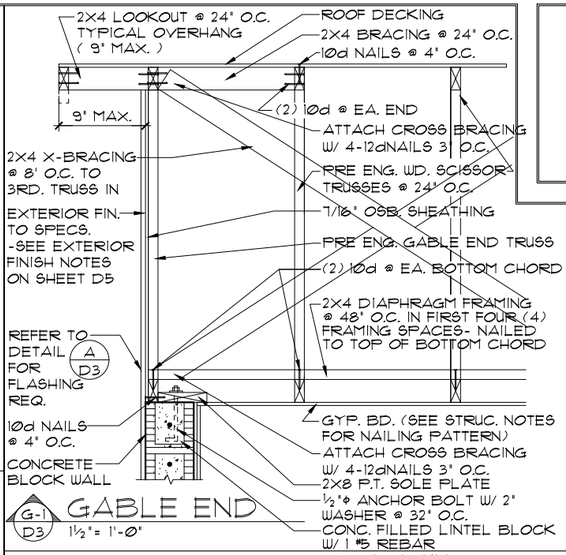


CB D3 DETAIL
1½"= 1'-0"



G-1 D3 GABLE END
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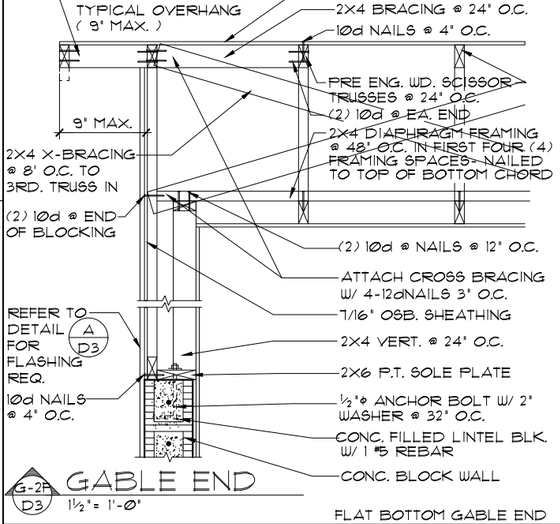
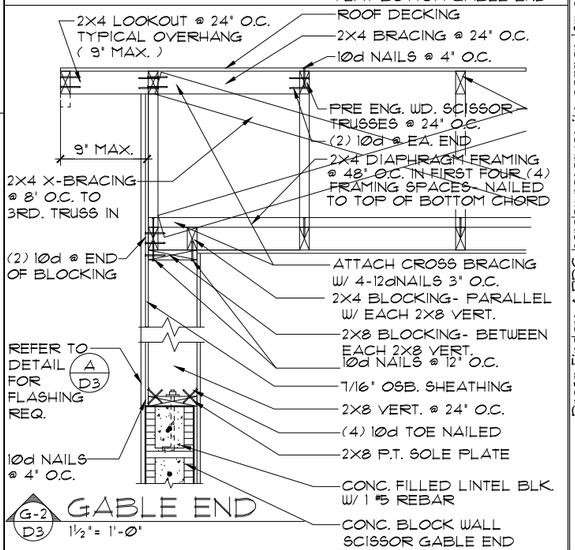


G-2F D3 GABLE END
1½"= 1'-0"



G-2 D3 GABLE END
1½"= 1'-0"

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RDC

DREAM FINDERS
THE BRAND OF QUALITY HOMES

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
SHEET D3
81
OF SHEETS

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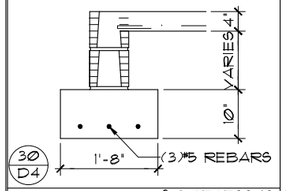
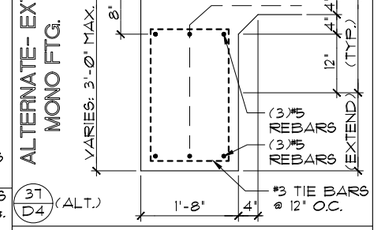
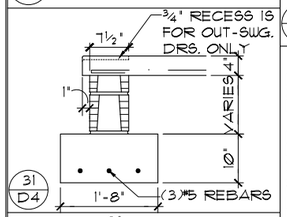


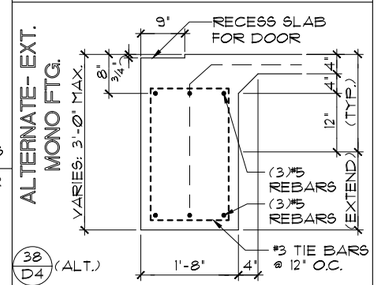
30 D4



37 D4 (ALT.)



31 D4



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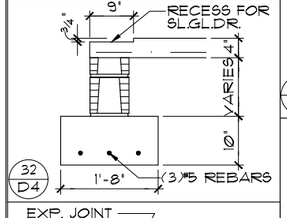
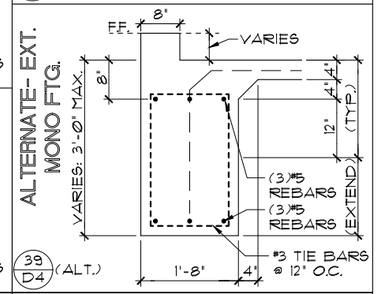


32 D4



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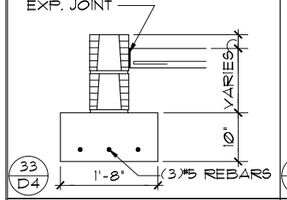

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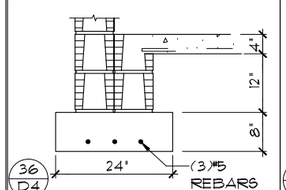
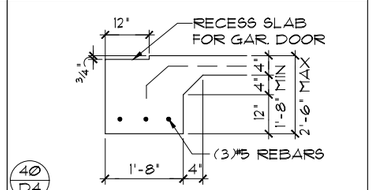


36 D4



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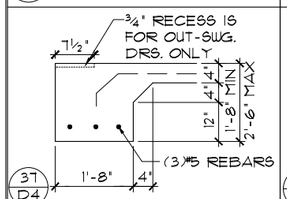

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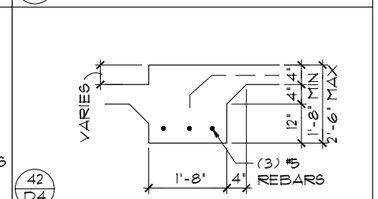
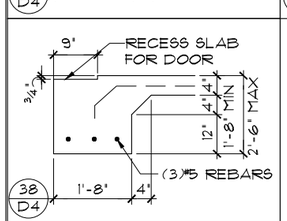


42 D4



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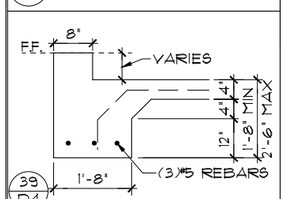

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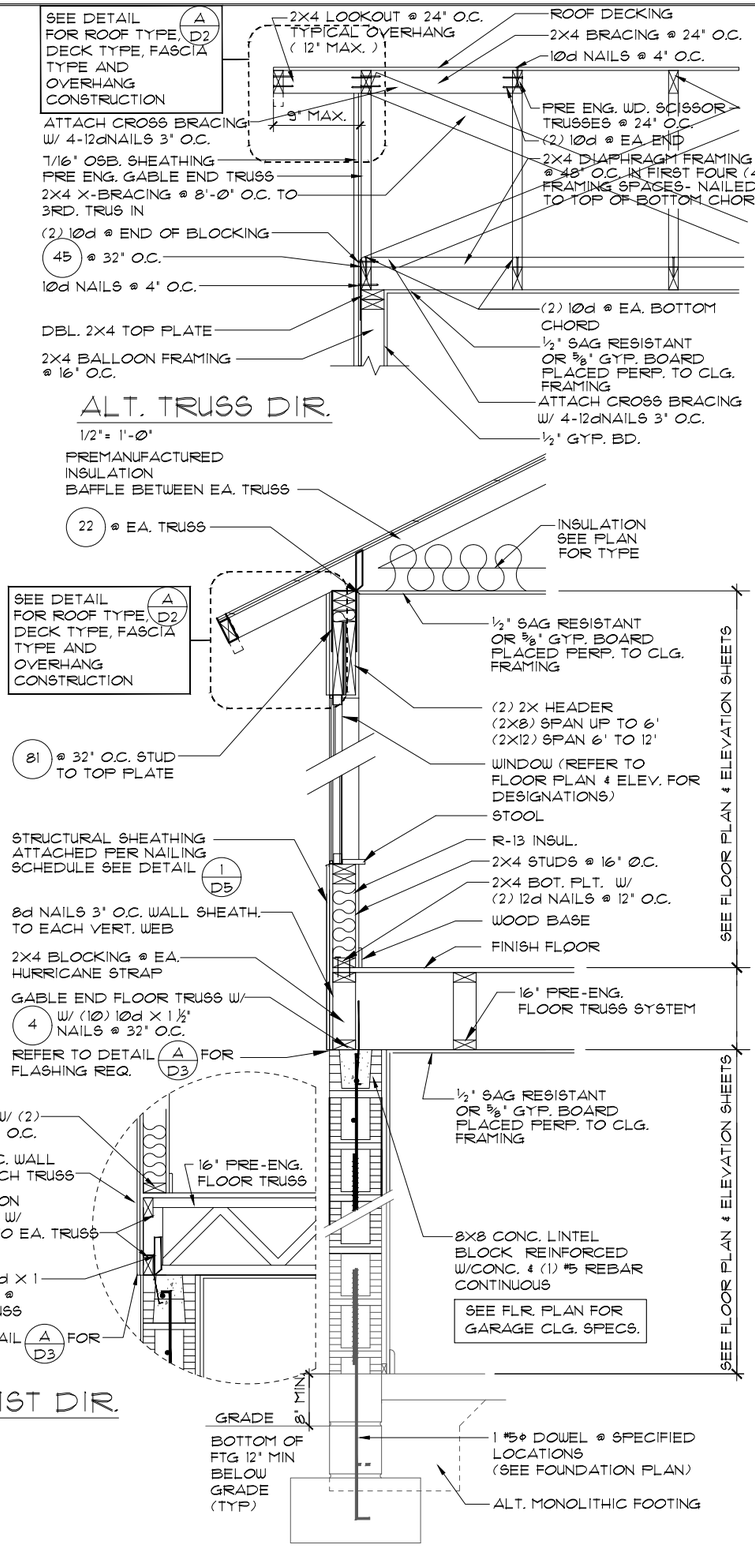

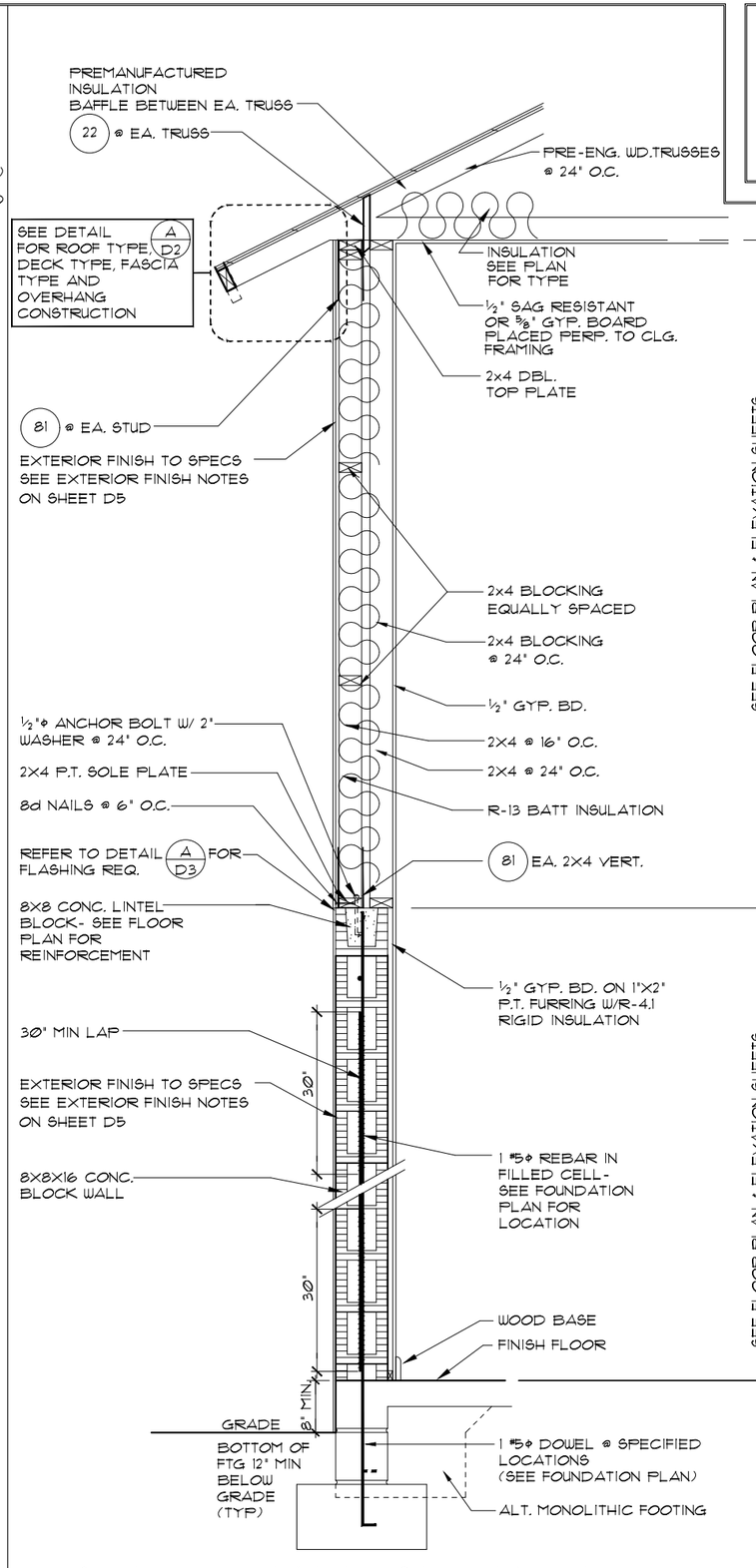

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DREAM FINDERS

TYPICAL STRUCTURAL DETAILS (2 STORY)

STANDARD DETAILS

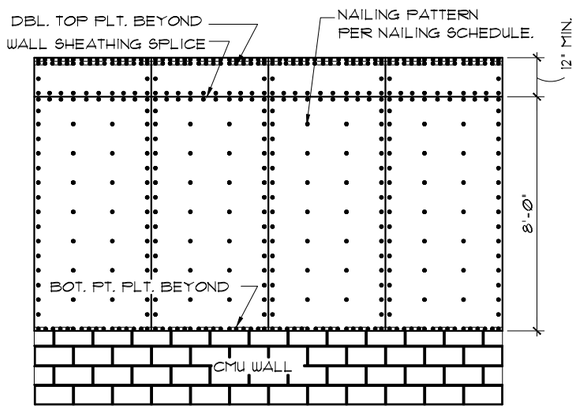
DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
SHEET D4
OF SHEETS

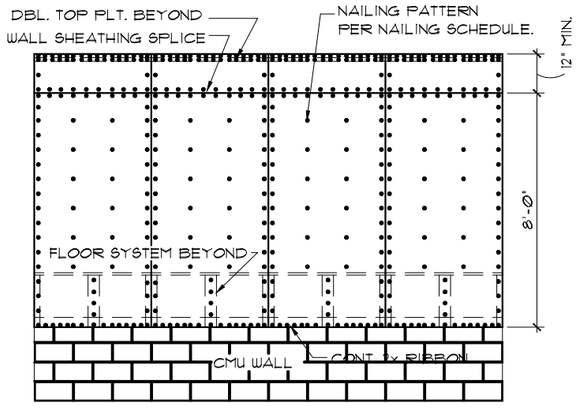
NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

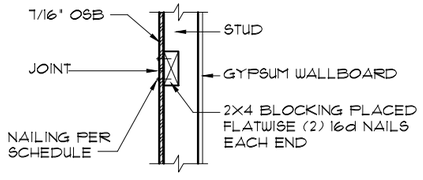
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



A SHEATHING ELEV. BALLOON FRAMING N.T.S.

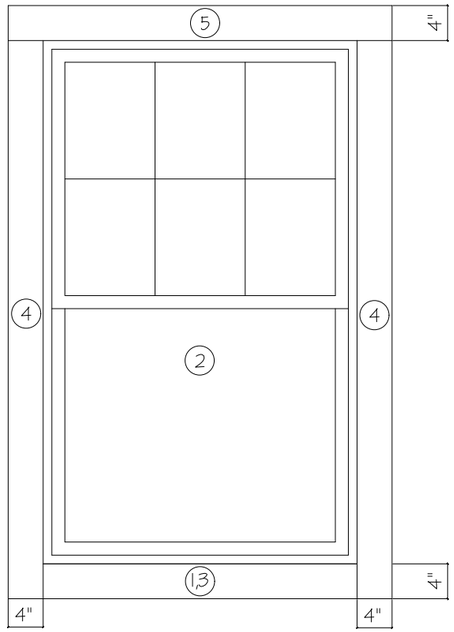


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

1/D5 SHEATHING UPLIFT DETAILS N.T.S.



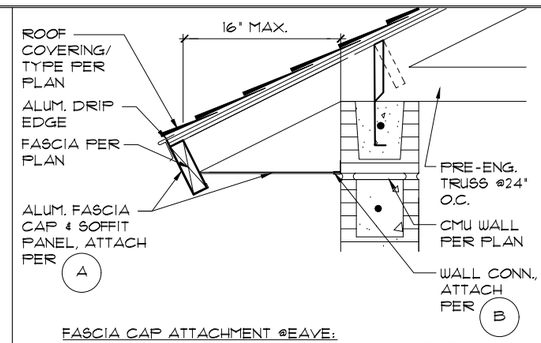
INSTALLATION NOTES:
1. THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD ANS SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.
2. CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNGS) TO AVOID "BOWED OUT" INSTALLATION.
3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
4. PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE SHIMS MAY BE REMOVED.
5. INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1". KEEP WINDOW LOCKED UNITL ALL SIDES ARE SECURED.
6. CAULK OVER FASTENERS AND ANY FASTENER SLOTS NOT USED.
7. CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
8. INSULATE AROUND PERIMETER WITH BATT TYPE INSUALTION. DO NOT USE EXPANDABLE FOAM. THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.
9. FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
10. CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHICH SURROUNDS WINDOW).

FLASHING SEQUENCING:
1. APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
2. SET WINDOW UNIT.
3. APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

NOTE:
SELF-ADHESIVE TYPE FLASHING IS A GENERIC TERM. SEE SPECIFICATIONS FOR MATERIAL TO BE USED.

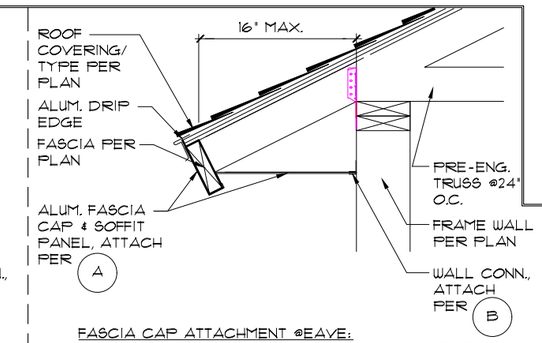
IMPORTANT:
IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.
DO NOT USE MURIATIC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE UNDER WARRANTY IF EXPOSED TO MURIATIC ACID.
DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING.
ALL WARRANTIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.

2/D5 WINDOW FLASHING DETAIL N.T.S.



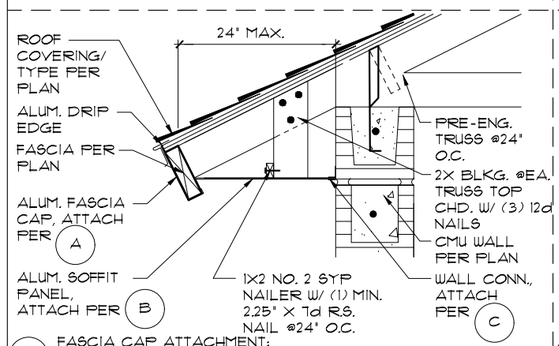
A FASCIA CAP ATTACHMENT @EAVE:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.
PANEL ATTACHMENT @EAVE:
(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

B F-CHANNEL ATTACHMENT @WALL:
(1) 14GA. 5/8" LONG T NAIL OR 9GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



A FASCIA CAP ATTACHMENT @EAVE:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.
PANEL ATTACHMENT @EAVE:
(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

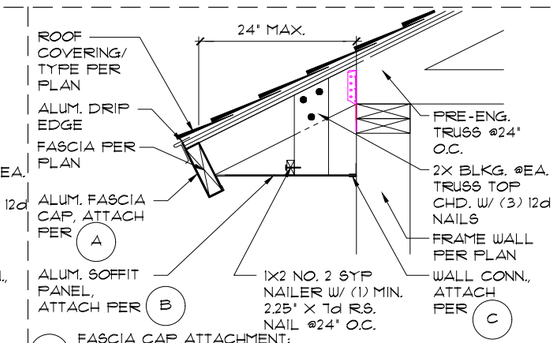
B F-CHANNEL ATTACHMENT:
(1) MIN. 3/8" HEAD DIA. NAIL, MIN. 1.25" EMBED. @24" O.C.



A FASCIA CAP ATTACHMENT:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

B PANEL ATTACHMENT @CENTER:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X Ø.Ø12"Φ NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
PANEL ATTACHMENT @EAVE:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

C F-CHANNEL ATTACHMENT @WALL:
(1) 14GA. 5/8" LONG T NAIL OR 9GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



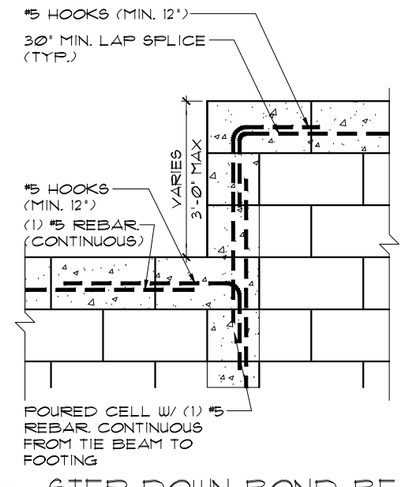
A FASCIA CAP ATTACHMENT:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

B PANEL ATTACHMENT @CENTER:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X Ø.Ø12"Φ NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
PANEL ATTACHMENT @EAVE:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

C F-CHANNEL ATTACHMENT @WALL:
(3) 18GA. 1/4" CROWN X 1" LEG STAPLES IN DIAMOND PATTERN @16" O.C.

NOTE:
-SOFFIT DETAILS ARE DESIGNED IAW PRODUCT MANUFACTURER SPECIFICATIONS (FL#12194.1)

3/D5 SOFFIT DETAILS 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



4/D5 STEP DOWN BOND BEAM 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS ONLY.
6. STUCCO APPLICATION MUST BE IAW R703.7.4 OF THE 7TH EDITION, FBCR. 2020
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 7TH EDITION, FBCR. 2020

Item 4.

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DREAM FINDERS
BY THE HOME OF QUALITY AWARD

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB
SHEET 83 OF SHEETS

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3273 MONTEGO (B)

DREAM FINDERS HOMES

LOT: 0029, TALICHET

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	08-17-20	-THIS PLAN WAS DERIVED FROM THE 3273 MONTEGO (ARDMORE RESERVE) 20-05-06	DAL
		-CREATED NEW PLANS FOR TALICHET REMOVING GAS SERVICE	
1	09-28-20	-REDUCED KITCHEN ISLAND 6" ON EACH END -FLIPPED A/C CLOSET UPSTAIRS -ADDED RETURN AIR @ A/C CLOSET	DAL
2	12-31-20	-UPDATED ALL CODE REFERENCED TO FBCR 2020, 7TH EDITION AND NEC 2017	RH
3	01-15-21	-REDUCED SLAB DEPTH SPEC FROM 4" TO 3 1/2"	RH
4	02-09-21	-CHANGED RECESSED CAN @ FOYER TO DISC/FLUSH MOUNT. FIXTURE	DE
5	05-18-21	-ADDED SIDE-LOAD GARAGE OPTION TO PLAN -ADDED 8'0"X8'0" HIDDEN S.G.D. OPTION TO PLAN	DH
6	06-07-21	-ADDED ALTERNATE C.U. LOC. FOR HART. COMM.	RP
7	09-07-21	-TRUSSES APPLIED TO BA-1 FROM NEW VENDOR	RW

SHEET INDEX: "B"

00	COVER SHEET
01B.0	FOUNDATION PLAN
02B.0	FLOOR PLAN W/ DIMENSIONS
03B.0	FLOOR PLAN W/ NOTES
04B.0	UPPER FLOOR PLAN W/ DIM.
05B.0	UPPER FLOOR PLAN W/ NOTES
06B.0	EXTERIOR ELEV. - FRONT & REAR
07B.0	EXT. ELEV. - LEFT AND RIGHT
08.0	INTERIOR ELEVATIONS
08.1	STAIR SECTION/ CROSS SECTION
09B.0	ELECTRICAL PLAN
10B.0	UPPER ELECTRICAL PLAN
11B.0	TRUSS LAYOUT
12B.0	UPPER TRUSS LAYOUT
13B.0	PRE CAST LINTEL LAYOUT
14	PRE CAST LINTEL DATA/ CONNECTOR SCHEDULE
15	TYPICAL DETAILS
16	TYPICAL DETAILS
17	TYPICAL DETAILS
18	TYPICAL DETAILS
19	TYPICAL DETAILS
D1	TYPICAL STRUCTURAL DETAILS
D2	TYPICAL STRUCTURAL DETAILS
D3	TYPICAL STRUCTURAL DETAILS
D4	TYPICAL STRUCTURAL DETAILS
D5	TYPICAL STRUCTURAL DETAILS

ADDRESS IDENTIFICATION NOTE (REF. FBC R319.1):

CONTRACTOR TO ENSURE THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM).

CODE SUMMARY/ BUILDING DATA:

CONSTRUCTION TYPE:
TYPE: V (UNPROTECTED, UNSPRINKLED)

BUILDING HEIGHT:
BUILDING HEIGHT: 30'-0" +/-

CODE REQUIREMENTS:
THE PROPOSED WORK DEPICTED ON THESE CONSTRUCTION DOCUMENTS, ARE IN COMPLIANCE WITH THE ADOPTED CODES OF THE JURISDICTION OF AUTHORITY, INCLUDING:

- 2020 FLORIDA BUILDING CODE-RESIDENTIAL (7TH EDITION)

WIND SPEED DESIGN:
WIND SPEED DESIGN (IF REQUIRED) SHALL BE FOR 140 MPH.

START REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
0	01-18-22	-LOT SPECIFIC PLAN PER ORDER RECEIVED (12-08-21)	RH
		STANDARD OPTIONS: -9080 HID. S.G.D. @ LANAI	
		-GOURM. KIT. (C-TOP W/ HOOD, OVEN/MICRO) -P.P. SINK @ BONUS RM.	
		CUSTOM OPTIONS: -ELECTRICAL LAYOUT	
		-RAINFALL SH. @ M.B. SHWR.	
1	06-08-22	-APPLIED TRUSSES FROM HART 0047 (DJ TRUSS)	RP
2	06-29-22	-FINAL PUBLISHED	RH

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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BY: RP
LA: 10-15-21
Item 4.
Digitally signed by ra
Date: 2022.07.08 14:36:53 -04'00'

BY: RW
REVISIONS 09-07-21

CODE 2020

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RDC

DREAM FINDERS

LOT: 0029, TALICHET

3273 MONTEGO

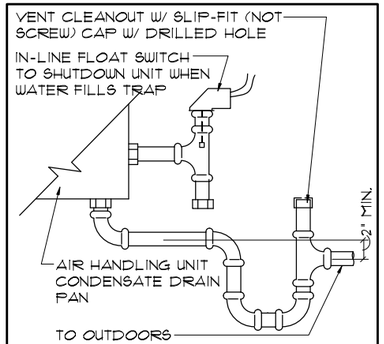
DREAM FINDERS HOMES

COVER SHEET

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET 00

NOTE:

STANDARD C.U. LOCATION SHOWN. CAN BE RELOCATED PER PLOT PLAN



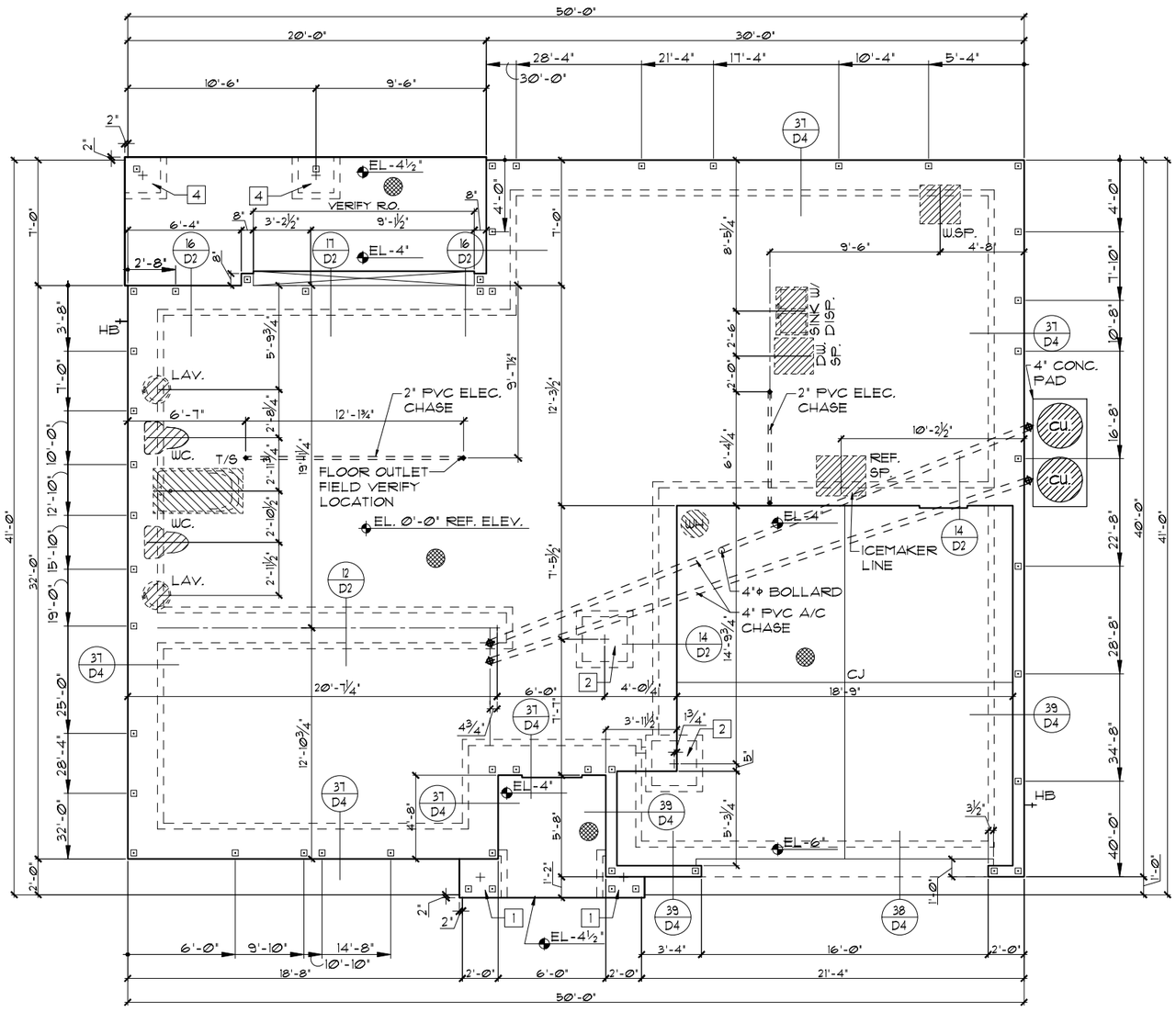
CONDENSATE LINE DETAIL

N.T.S.

NOTE:
ALL CONDENSATE DRAIN LINES SHALL BE PVC AND INSTALLED WITH A 'P' TRAP AT THE UNIT WITH A MINIMUM DEPTH OF 2".

FOUNDATION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. ⊡ DENOTES FILLED CELL REINFORCED W/ CONC. & (1) #5◊ REBAR, GRADE 60
3. ■ DENOTES FILLED CELL REINFORCED W/ CONC. & (2) #5◊ REBAR, GRADE 60
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY AND ALL DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION
5. WATER HEATER T&P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/ DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE
6. ▨ DENOTES FLOOR SLAB OF PLANT MIX CONCRETE 2500 P.S.I., 3½" THICK W/ 6X6 10/10 GAUGE REINFORCING MAT. W/ MINIMUM 1" COVER. TERMITE TREATED SOIL W/ .006mm (6 mil) POLYETHYLENE VAPOR BARRIER OVER COMPACTED CLEAN FILL. WWF SHALL BE PLACED IN THE MIDDLE TO UPPER 1/3 OF THE SLAB AND SUPPORTED BY APPROVED SLAB BOLSTERS. ***NOTE: FIBERMESH REINFORCEMENT MAY BE USED AS AN ALTERNATE TO WIRE MESH.
7. PAVERS MAY BE USED ILO CONCRETE IN PATIO, PORCH, DRIVEWAYS AND WALKWAYS. DELETE SLAB IN AREAS PAVERS ARE USED.
8. MECHANICAL EQUIPMENT LOCATIONS WILL BE DETERMINED BY COMMUNITY AND COUNTY CODES.
9. IN LIEU OF TERMITE TREATING THE SOIL, TERMICIDE MAY BE USED AS AN ALTERNATIVE.
10. NOT USED



FOUNDATION PLAN "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

FOOTING PAD SCHEDULE

1	24" X 24" X 12" W/ (3) #5'S EACH WAY	5	36" X 36" X 18" W/ (5) #5'S EACH WAY
2	30" X 30" X 12" W/ (4) #5'S EACH WAY	6	30" X 30" X 20" W/ (4) #5'S EACH WAY
3	36" X 36" X 12" W/ (5) #5'S EACH WAY	C	FOOTING CHANGE / TRANSITION
4	32" X 32" X 16" W/ (4) #5'S EACH WAY		

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:37:23 -04'00'

LA: 10-15-21 BY: RP

REVISIONS 09-07-21 BY: RW

CODE 2020

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DREAM FINDERS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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3273 MONTEGO

DREAM FINDERS HOMES

FOUNDATION PLAN

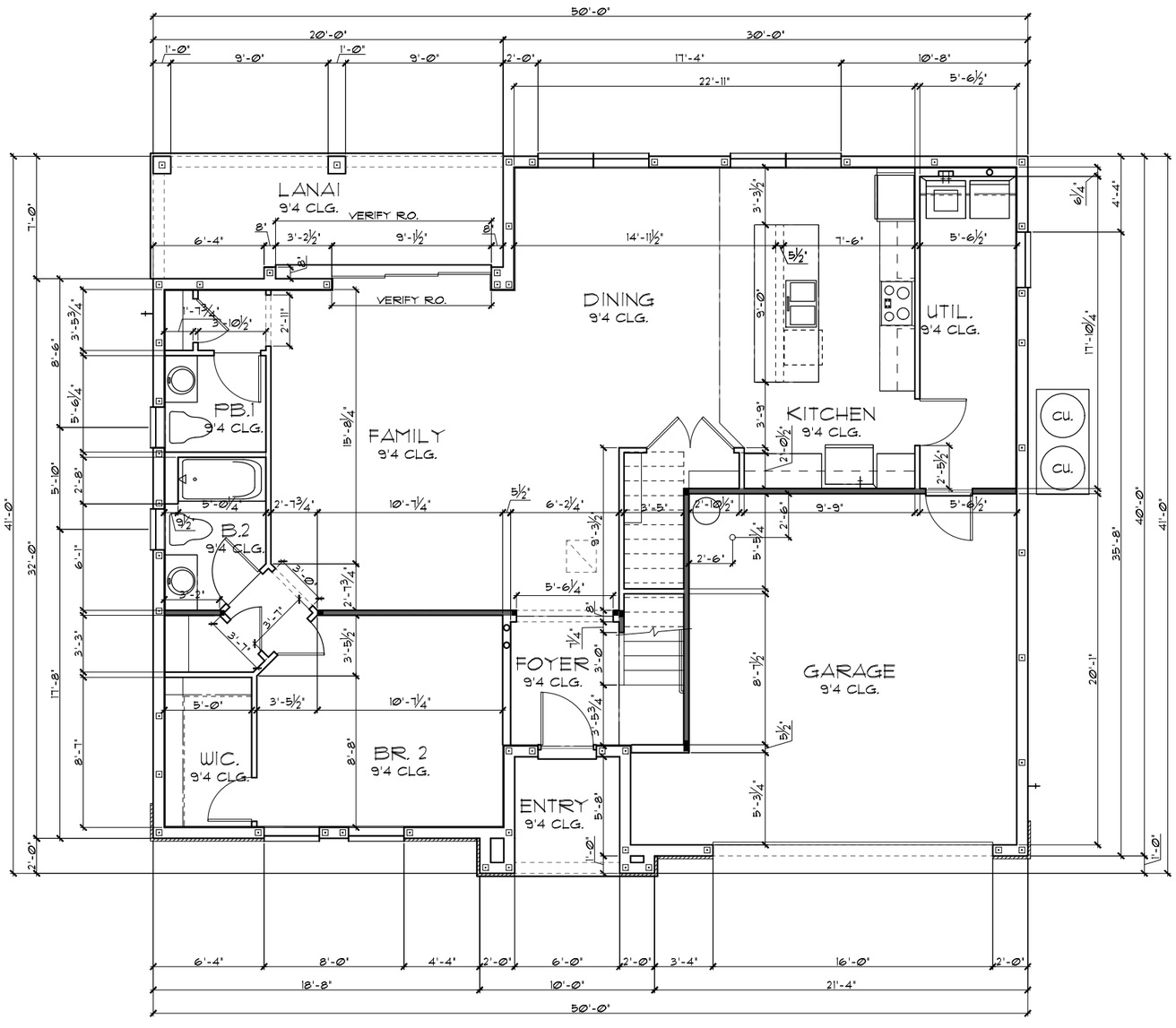
DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

A1.0



FLOOR PLAN W/ DIMENSIONS "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

TABULATION		
UPPER LIVING	1,897	SF.
LOWER LIVING	1,376	SF.
TOTAL LIVING	3,273	SF.
GARAGE	426	SF.
ENTRY	46	SF.
LANAI	140	SF.
TOTAL UNDER ROOF	3,885	SF.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. ALL INTERIOR CEILINGS AT **9'-4"** UNLESS NOTED OTHERWISE.
6. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

BY: RP
LA: 10-15-21

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Item 4.

Digitally signed by ra
Date: 2022.07.08 14:37:36 -04'00'

BY: RW
REVISIONS 09-07-21

CODE 2020

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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RDC

DREAM FINDERS
DREAM FINDERS HOMES

3273 MONTEGO

FLOOR PLAN W/ DIMENSIONS

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	A-2.0

LOAD INFORMATION

PER 2020 FLORIDA RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.)
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTAIL CODE

1. BASIC WIND SPEED: ----------140 MPH
2. RISK CATEGORY: ----------II
3. BUILDING WIND EXPOSURE: ---------- B
4. INTERNAL PRESSURE ---- +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING ----- SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXTER. WALL @ FLOOR TRUSS LEVEL
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. MECHANICAL EQUIPMENT LOCATION TO BE DETERMINED BY COMMUNITY STANDARDS AND APPLICABLE COUNTY CODES.
6. DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.

   DENOTES CONC. BLOCK WALL HGT. @ N/A
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M1307.2 + 1307.3.1
10. ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.

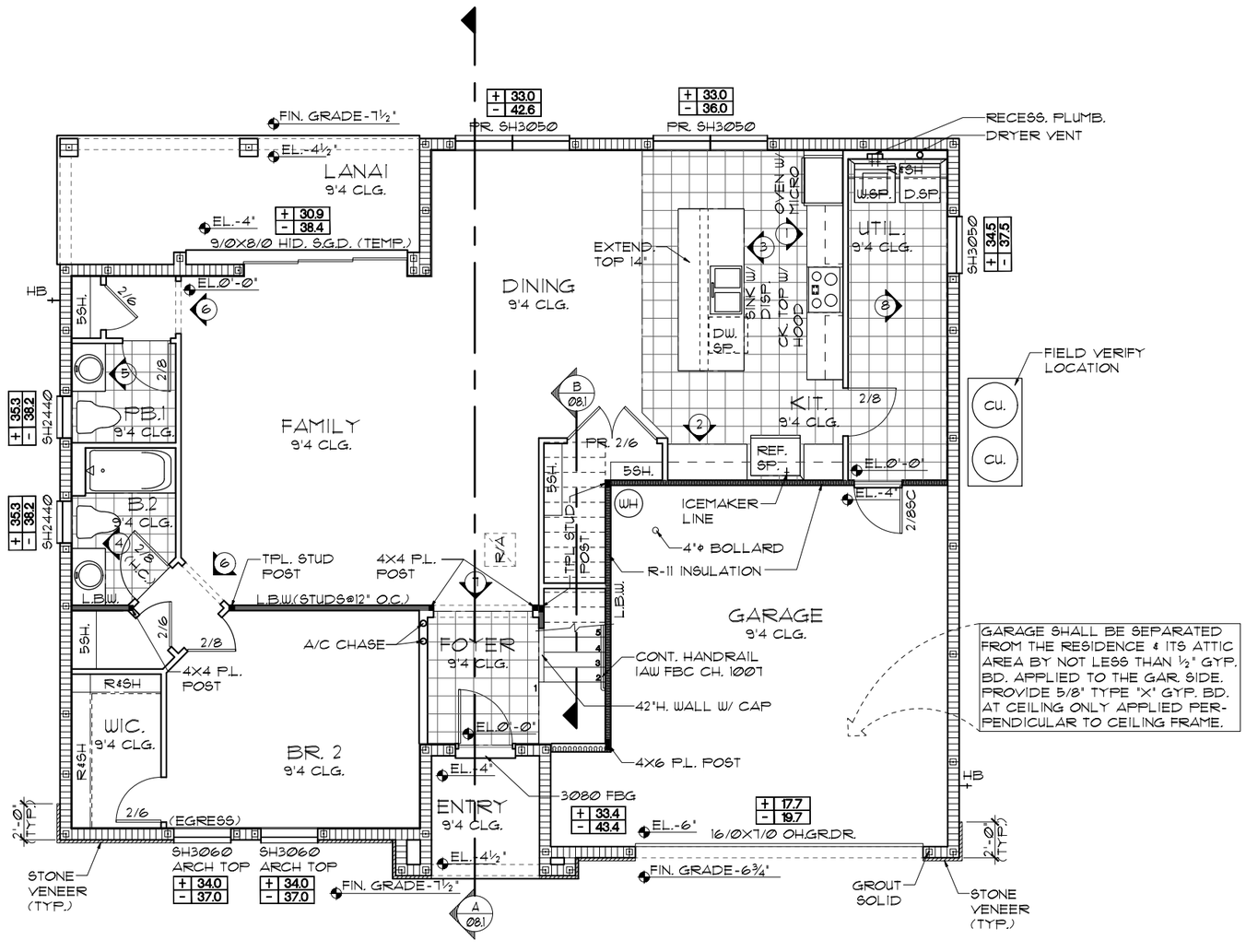
    ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

NOTE:

STANDARD C.U. LOCATION SHOWN, CAN BE RELOCATED PER PLOT PLAN

NOTE: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1⅜" INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2017, 6TH ED.

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" U.N.O.



FLOOR PLAN W/ NOTES "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

BY: RP
LA: 10-15-21

Digitally signed by [illegible] Date: 2022.07.08 14:37:55 -04'00'

Item 4.

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BY: RW
REVISIONS 09-07-21

CODE 2020

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DREAM FINDERS HOMES

FLOOR PLAN W/ NOTES

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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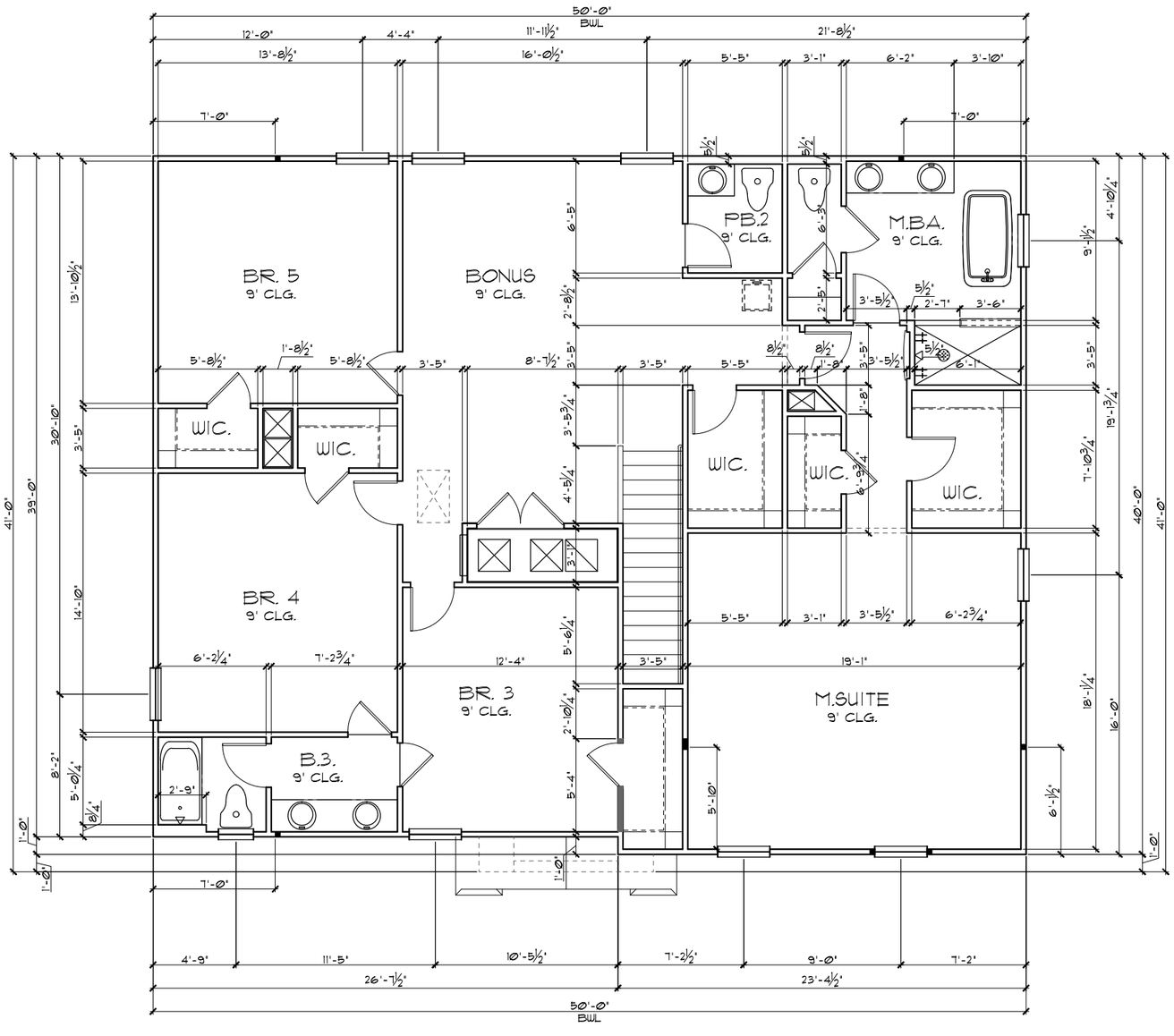
A3B.0



NOTE:

BWL = BRACED WALL LINE. REFER TO DETAILS ON SHEET 12B.0

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

UPPER FLOOR PLAN W/ DIMENSIONS "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:38:57 -04'00'

LA: 10-15-21 BY: RP

REVISIONS 09-07-21 BY: RW

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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CODE 2020

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DREAM FINDERS

UPPER FLOOR PLAN W/ DIMENSIONS

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

SHEET A4B.0

OF 26 SHEETS

LOAD INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.)
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

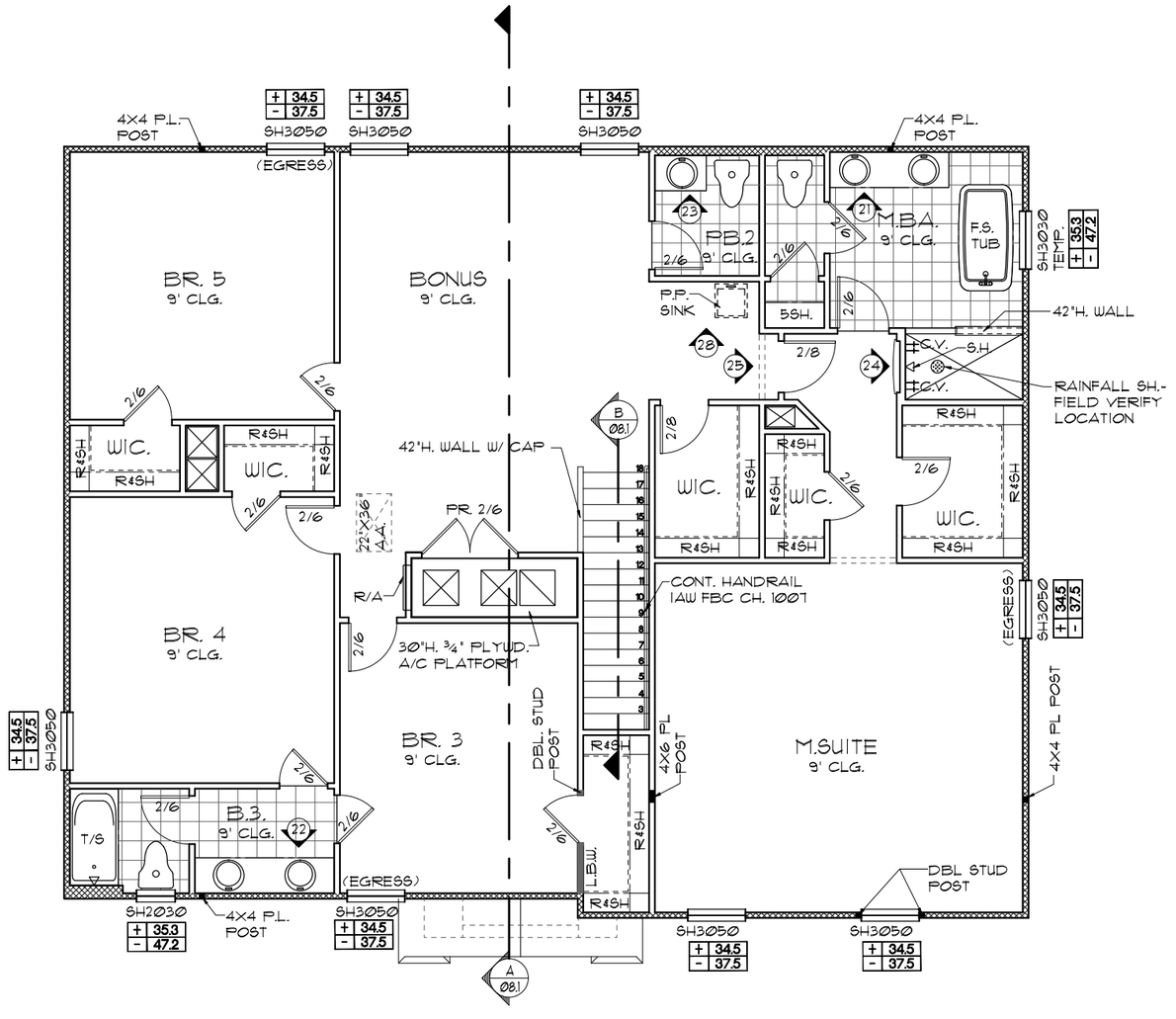
1. BASIC WIND SPEED: ----------140 MPH
2. RISK CATEGORY: ----------II
3. BUILDING WIND EXPOSURE: ---------- B
4. INTERNAL PRESSURE---- +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING ----- SEE PLAN DESIGN WIND PRESSURE:

   + XXX DESIGN WIND PRESSURE IAW FLA
   - XXX RESIDENTIAL CODE, SECTION R301

   NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXT. WALL @ FLOOR TRUSS LEVEL
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
6. ALL 2ND. FLR. INTERIOR CEILINGS AT **9'-0"** UNLESS NOTED OTHERWISE.
7. DENOTES EXT. LOAD BRG. WALL HGT. @ **9'-0" A.F.F.**
8. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS



UPPER FLOOR PLAN W/ NOTES "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: **6'-8"** U.N.O.

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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CODE 2020

BY:	REVISIONS 09-07-21	BY: RW

LA: 10-15-21 BY: RP

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:39:19 -04'00'

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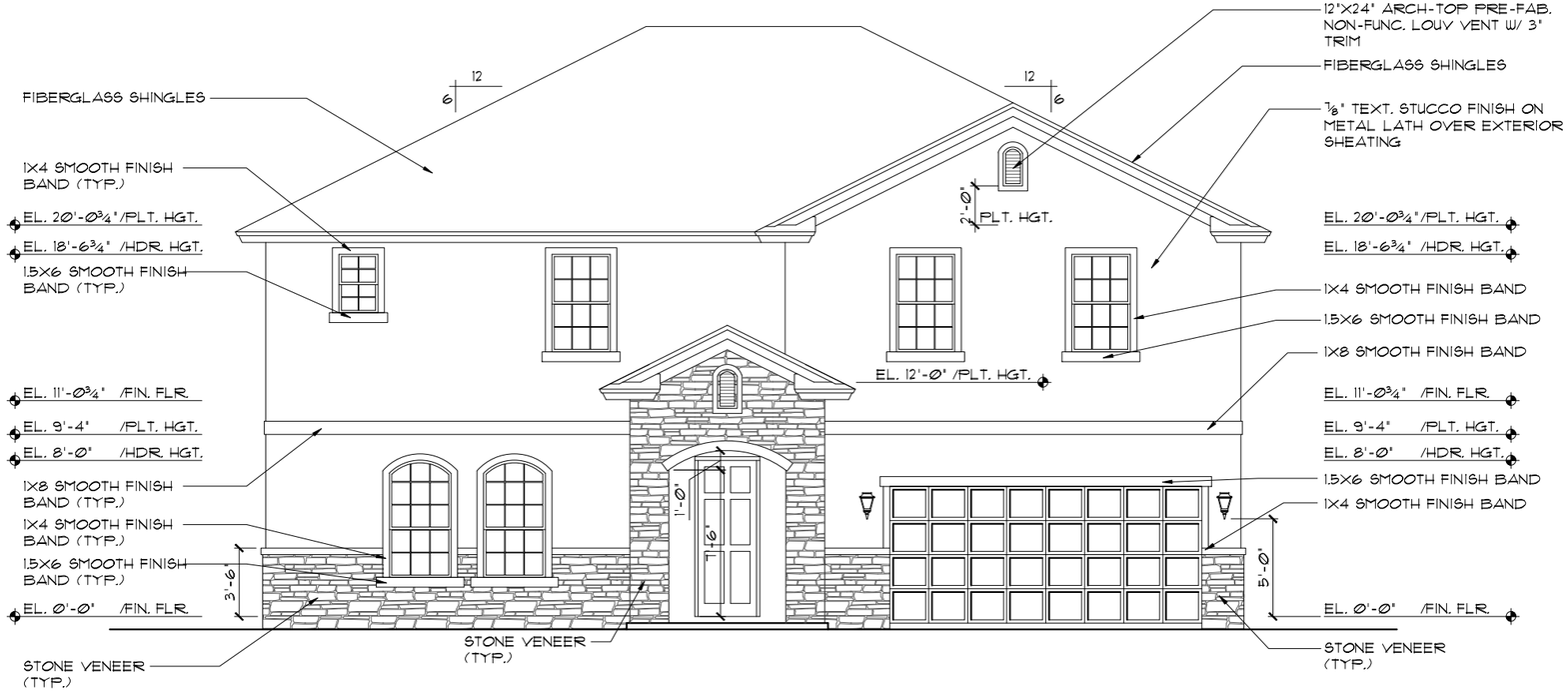
DREAM FINDERS HOMES

3273 MONTEGO

DREAM FINDERS HOMES

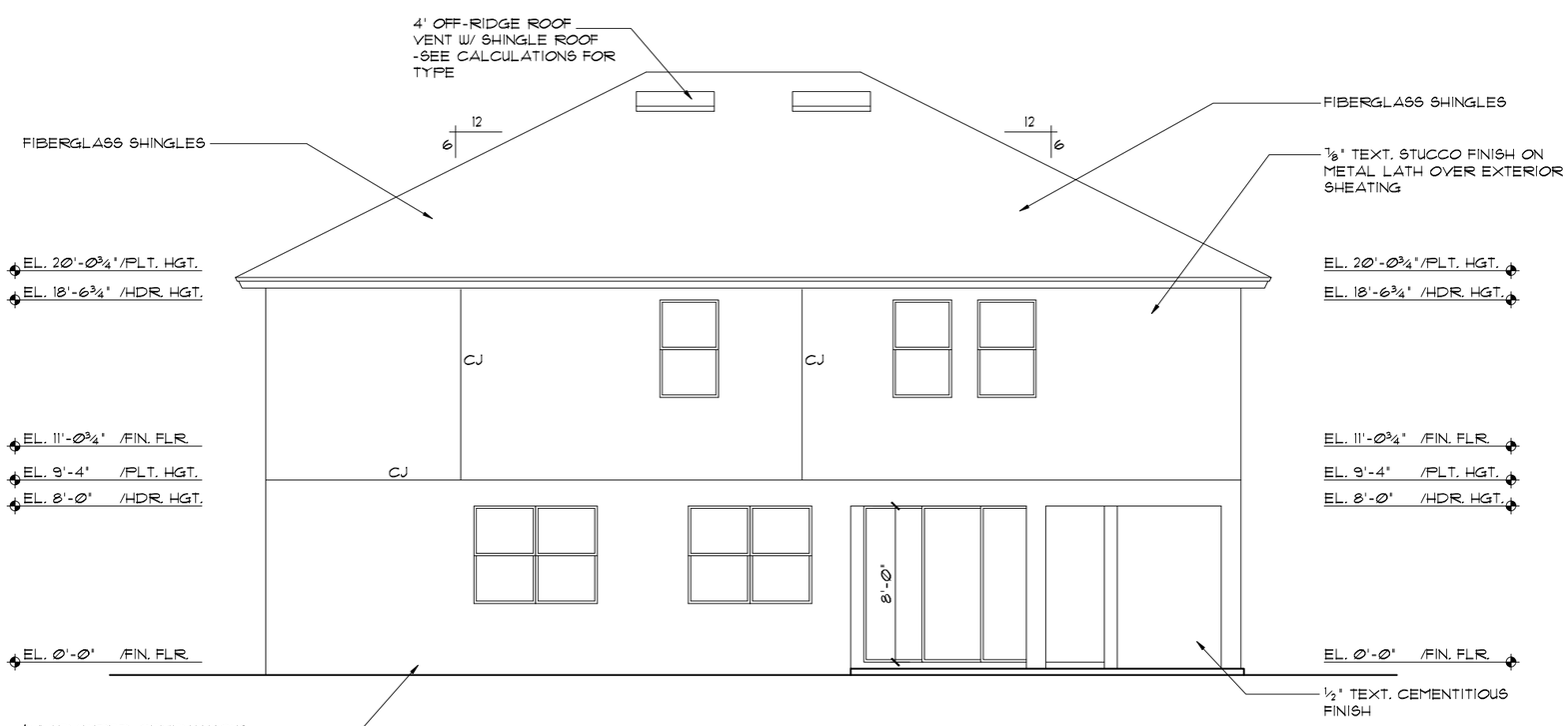
UPPER FLOOR PLAN W/ NOTES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET A3.0



FRONT ELEVATION "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.

NOTE: ADD **N/A** SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

BY: RP
LA: 10-15-21

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Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:40:56 -04'00'

BY: RW
REVISIONS 09-07-21

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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CODE 2020

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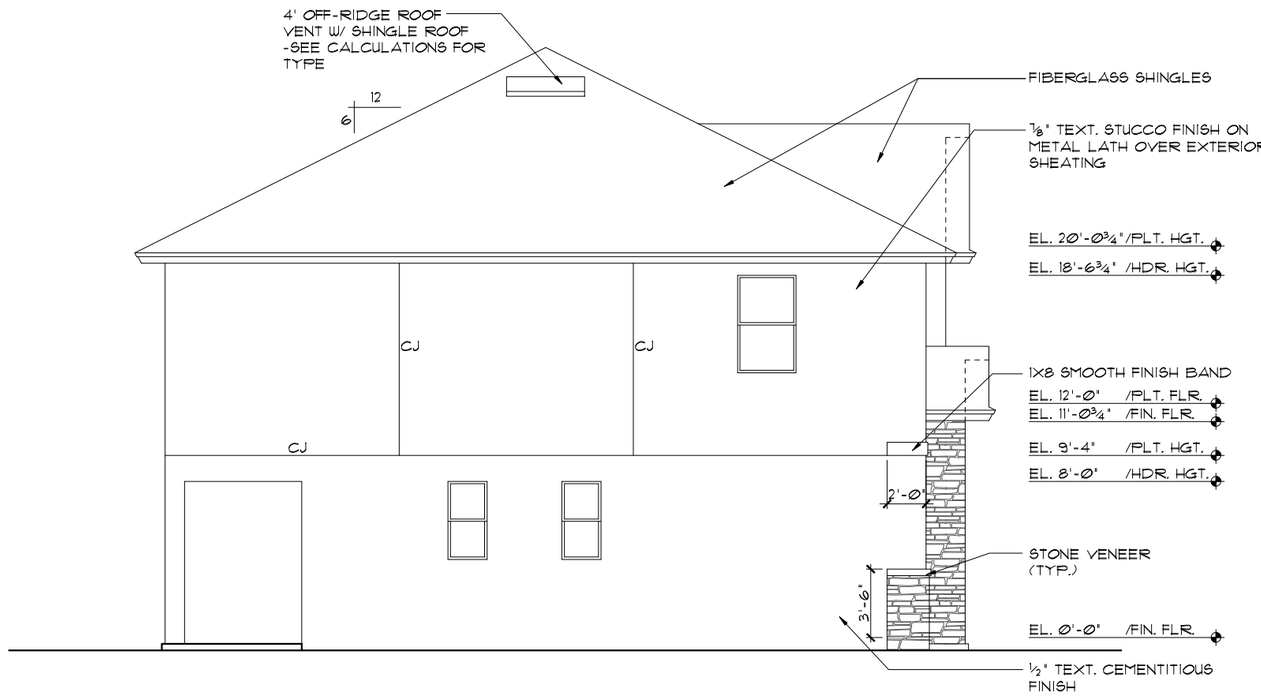
RDC

DREAM FINDERS HOMES

3273 MONTEGO

EXTERIOR ELEVATION
FRONT AND REAR

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	A-3.0

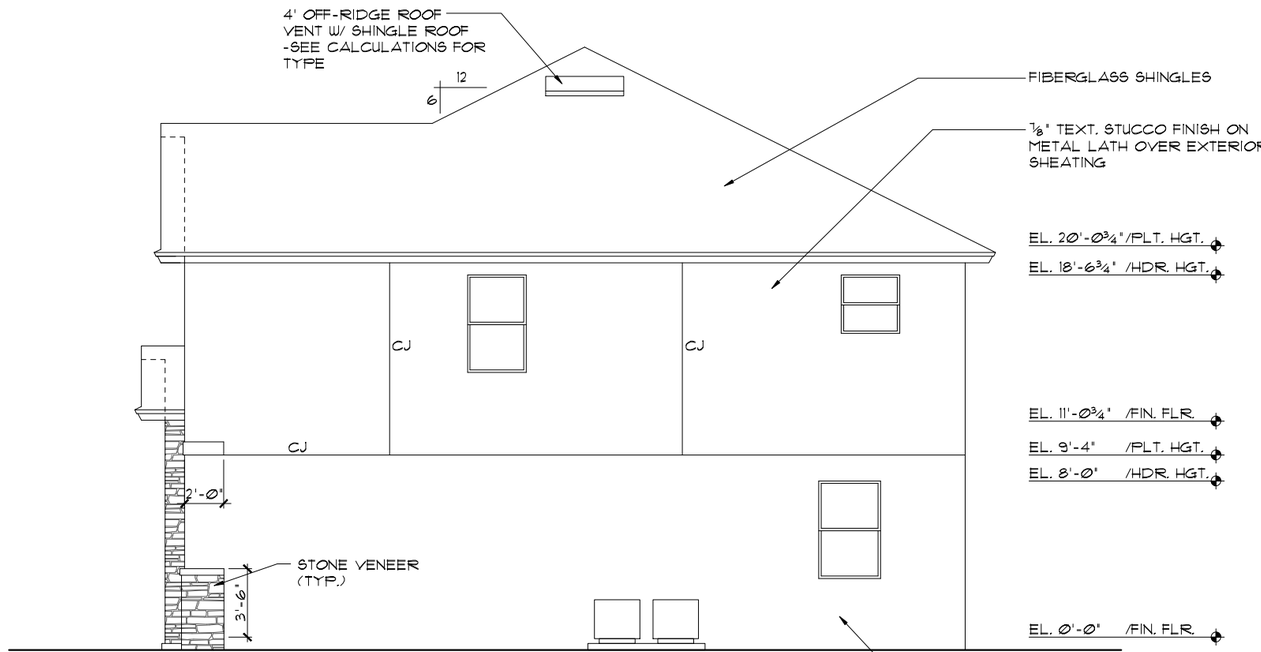


LEFT ELEVATION "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. 'ZIP SYSTEMS' WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.



RIGHT ELEVATION "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ADD **N/A** SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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LOT: 0029, TALICHET

BY: RP
LA: 10-15-21

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REVISIONS 09-07-21

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DREAM FINDERS

EXTERIOR ELEVATION
LEFT AND RIGHT

3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	A7B.0

OF 26 SHEETS

INTERIOR ELEVATIONS

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.
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BY: RP
LA: 10-15-21

BY: RW
REVISIONS 09-07-21

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DREAM FINDERS

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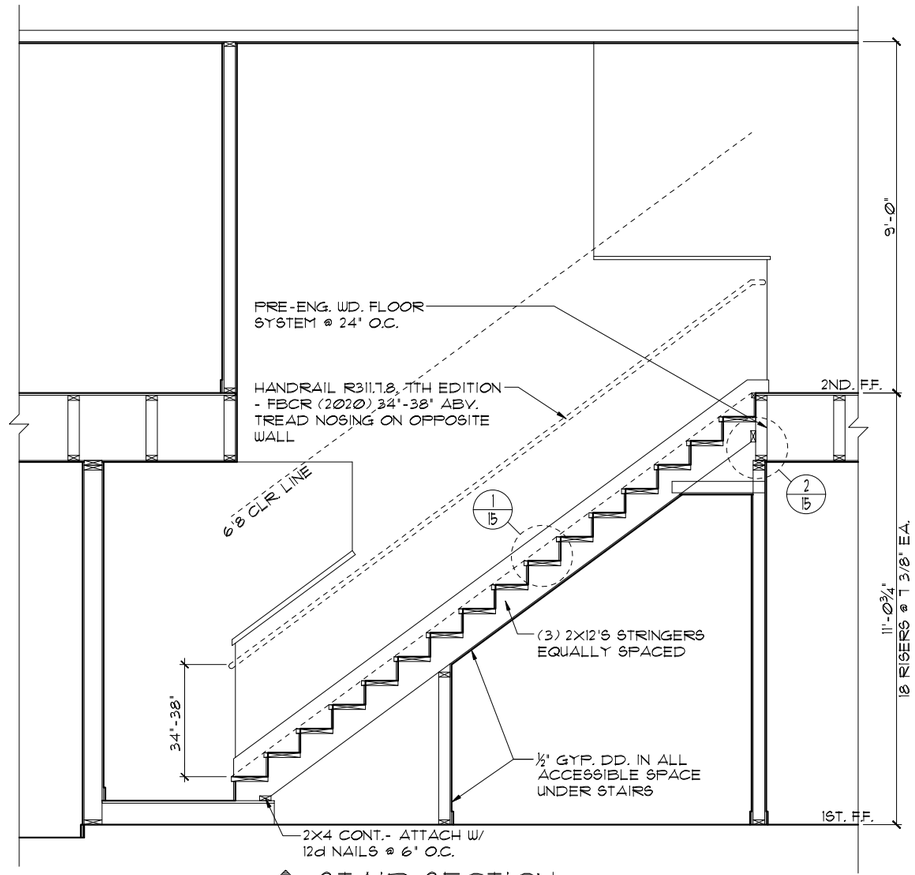
LOT: 0029, TALICHET

3273 MONTEGO
DREAM FINDERS HOMES

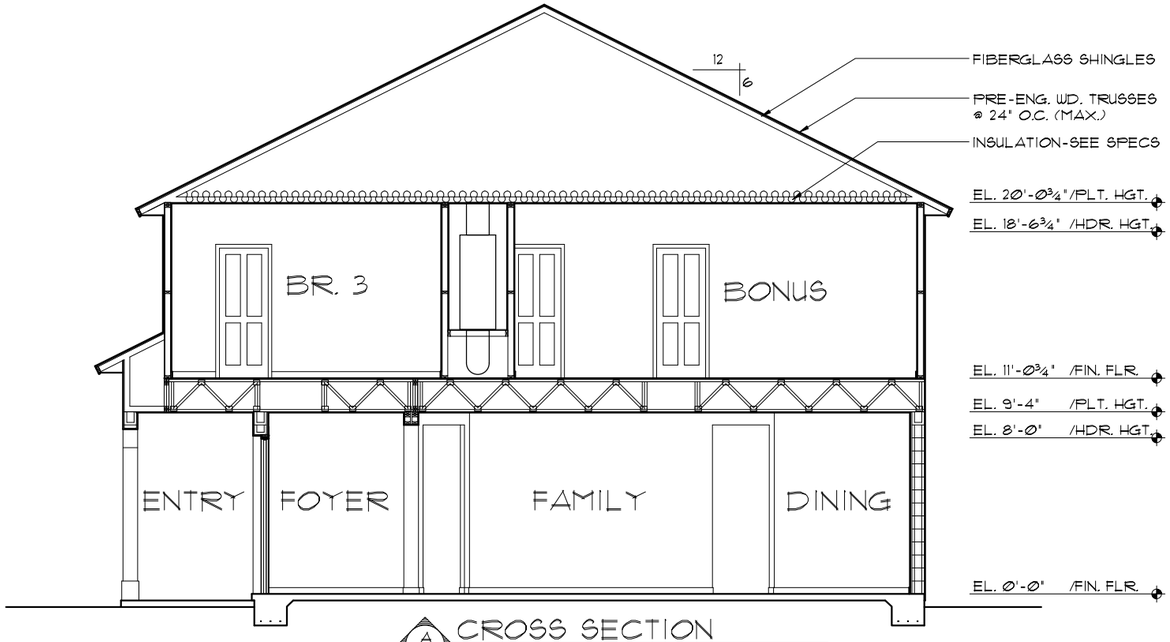
INTERIOR ELEVATIONS

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET A0.0
OF 26 SHEETS



B/08.1 STAIR SECTION

1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)



A/08.1 CROSS SECTION

1/4"=1'-0" (11X17) 1/2"=1'-0" (22X34)

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CODE 2020

REVISIONS	BY:
09-07-21	RW

LA: 10-15-21 BY: RP

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DREAM FINDERS

CROSS SECTION/ STAIR SECTION

3273 MONTEGO

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	A8.1

MECHANICAL/GENERAL NOTES

PER 7TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

2.) SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS TO ASSURE ADEQUATE ACCESS FOR:
A) CONSTRUCTION AND SEALING, AND
B) SECTION M1601 PER THE FBCR 2020 7TH ED.

3.) AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FBCR CODE 2020 7TH EDITION.

4.) IAW NEC 2017- 210.12-ALL 15A OR 20A, 120V BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNITS- FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, BEDROOMS DENS, CLOSETS, SUNROOMS, RECREATION RMS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE.

5.) IAW NEC 2017- 406.11, ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.

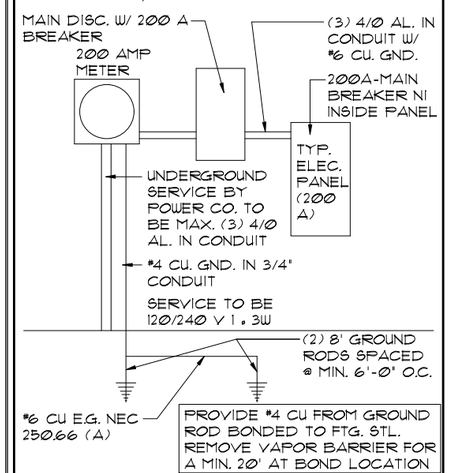
6.) SMOKE ALARMS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK & SHALL BE 3' FROM THE SUPPLY OR RETURN AIR- STREAM & EQUIPPED W/ A BATTERY BACKUP. ALARMS MAY NOT BE CONNECTED WHERE ALARMS ARE WIRELESS & ALL ALARMS SOUND UPON ACTIVATION IAW FBCR R314.3 & R314.4. MODEL# TO BE USED ON THIS JOB TO BE:
BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

7.) ALL WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS WATER HEATER IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED. P2801.7

8.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED.

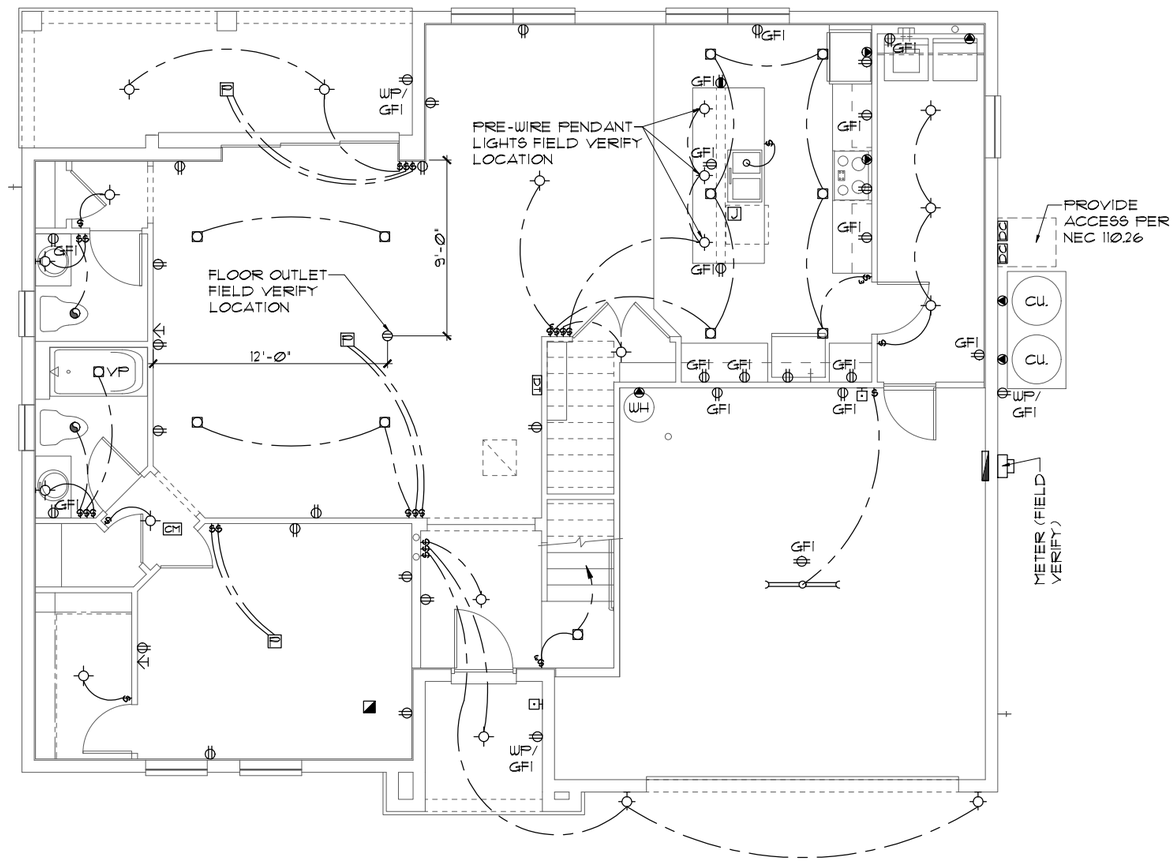
9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **18'-0" MAXIMUM**-THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS PER FBCR 2020, 7TH ED. M1502.3

NOTE:
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE 250.52(A)(1) TO (6), LOCAL CODES, AND THE LOCAL POWER COMPANY.



ELECTRICAL RISER DIAGRAM
N.T.S.

NOTE:
EC TO VERIFY AFC W/ UTIL. PRIOR TO ORDERING GEAR TO ENSURE CORRECT AIC RATING



ELECTRICAL PLAN "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET

ELECTRICAL LEGEND

SINGLE POLE SWITCH	LIGHT FIXT., WALL MTD.	OUTLET, TV/CABLE	DISPOSAL
THREE WAY SWITCH	LIGHT FIXT., RECESSED	OUTLET, PHONE	ELECTRICAL PANEL
OUTLET 110-115	LIGHT FIXT., REC. ADJUST.	INTERCOM	CEILING FAN, PREWIRE
OUT. 110-115, SPLIT WIRED	LIGHT FIXT., PULL CHAIN	CHIMES	CEILING FAN, INSTALL
OUT. 110-115, W/ USB	LIGHT FIXT,FLUORESCENT	SMOKE DETECTOR	ELECT. JUNCTION BOX
OUT. 110-115, CLG. MOUNT.	LIGHT FIXT., EXT. FLOODS	CARBON MONOXIDE	THERMOSTAT
OUT. 110-115, FLR. MOUNT.	LIGHT FIXT., EMERG. EXIT	PUSH BUTTON	DISCONNECT SWITCH
SPCL. PURPOSE 220-240	LIGHT FIXT., EXIT/BACKUP	EXHAUST FAN	ELEC. POWER METER
LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO	

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION.

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BY: RP
LA: 10-15-21

BY: RW
REVISIONS 09-07-21

CODE 2020

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DREAM FINDERS HOMES

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LOT: 0029, TALICHET

3273 MONTEGO

ELECTRICAL PLAN

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET E3.0
OF 26 SHEETS

MECHANICAL/GENERAL NOTES

PER 7TH ED. 2020 FLA BLD. CODE-RESIDENTIAL

1.) COMPLETE DUCT DESIGN W/ SIZES & R-VALUE COMPLYING W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 610.1 ABC.1

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BRK: SMOKE-9120B, C/O- SC9120B
KIDDE: SMOKE-21007581, C/O 21006377-N

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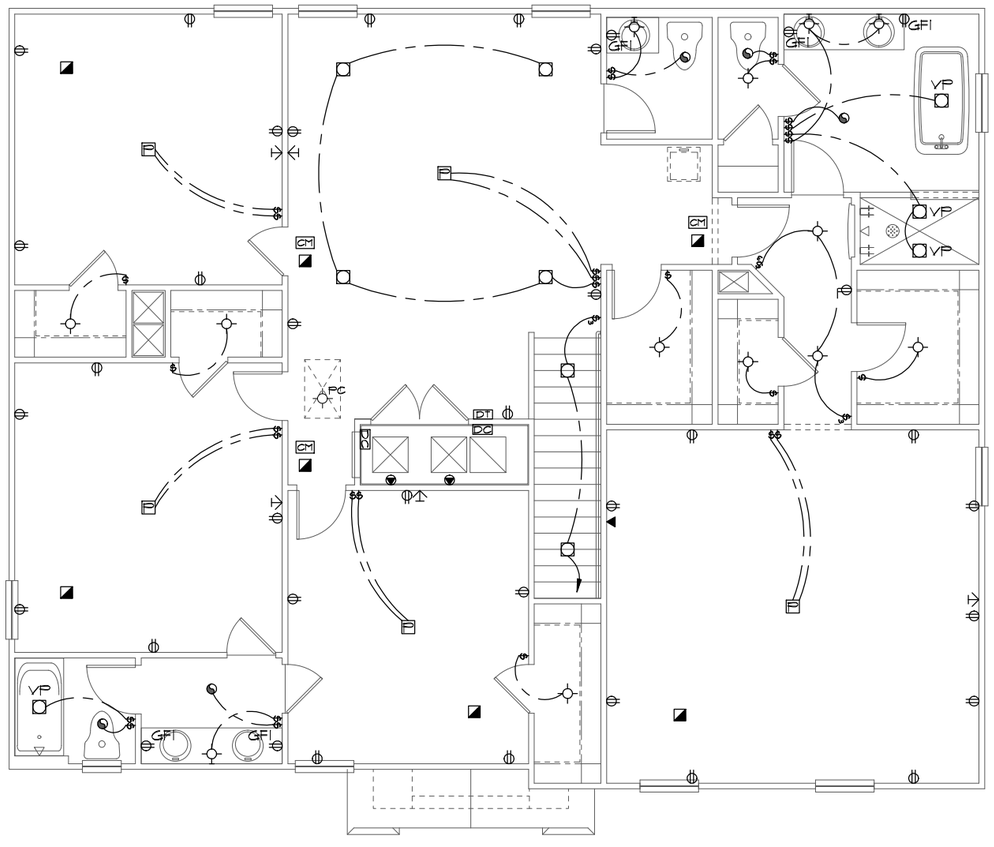
8.) ALL EQUIPMENT & APPLIANCES, INCLUDING WATER HEATERS HAVING AN IGNITION SOURCE TO BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS MINIMUM 18" ABOVE GARAGE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. IAW FBCR 2020, 7TH ED.

9.) THE TOTAL DEVELOPED LENGTH OF VENTING FOR DRYER TO BE: **18'-0" MAXIMUM**-THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS PER FBCR 2020, 7TH ED. M1502.3

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		OUTLET, TV/CABLE
$3	THREE WAY SWITCH		OUTLET, PHONE
	OUTLET 110-115		INTERCOM
	OUT. 110-115, SPLIT WIRED		CHIMES
	OUT. 110-115, W/ USB		SMOKE DETECTOR
	OUT. 110-115, CLG. MOUNT.	CM	CARBON MONOXIDE
	OUT. 110-115, FLR. MOUNT.		PUSH BUTTON
	SPCL. PURPOSE 220-240		EXHAUST FAN
	LIGHT FIXT., CLG. MTD.		EX. FAN/LIGHT COMBO
	LIGHT FIXT., WALL MTD.		DISPOSAL
	LIGHT FIXT., RECESSED		ELECTRICAL PANEL
E	LIGHT FIXT., REC. ADJUST.		CEILING FAN, PREWIRE
PC	LIGHT FIXT., PULL CHAIN	F	CEILING FAN, INSTALL
	LIGHT FIXT.,FLUORESCENT		ELECT. JUNCTION BOX
	LIGHT FIXT., EXT. FLOODS	DT	THERMOSTAT
EXIT	LIGHT FIXT., EMERG. EXIT	DC	DISCONNECT SWITCH
	LIGHT FIXT., EXIT/BACKUP		ELEC. POWER METER



UPPER ELECTRICAL PLAN "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE:
- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 44" AFF TO CENTERLINE OF OUTLET

BY: RP
LA: 10-15-21

Item 4.

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Date: 2022.07.08 14:42:30 -04'00'

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BY: RW
REVISIONS 09-07-21

CODE 2020

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DREAM FINDERS

UPPER ELECTRICAL PLAN

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET E1.0
OF 26 SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION.

LOT: 0029, TALICHET

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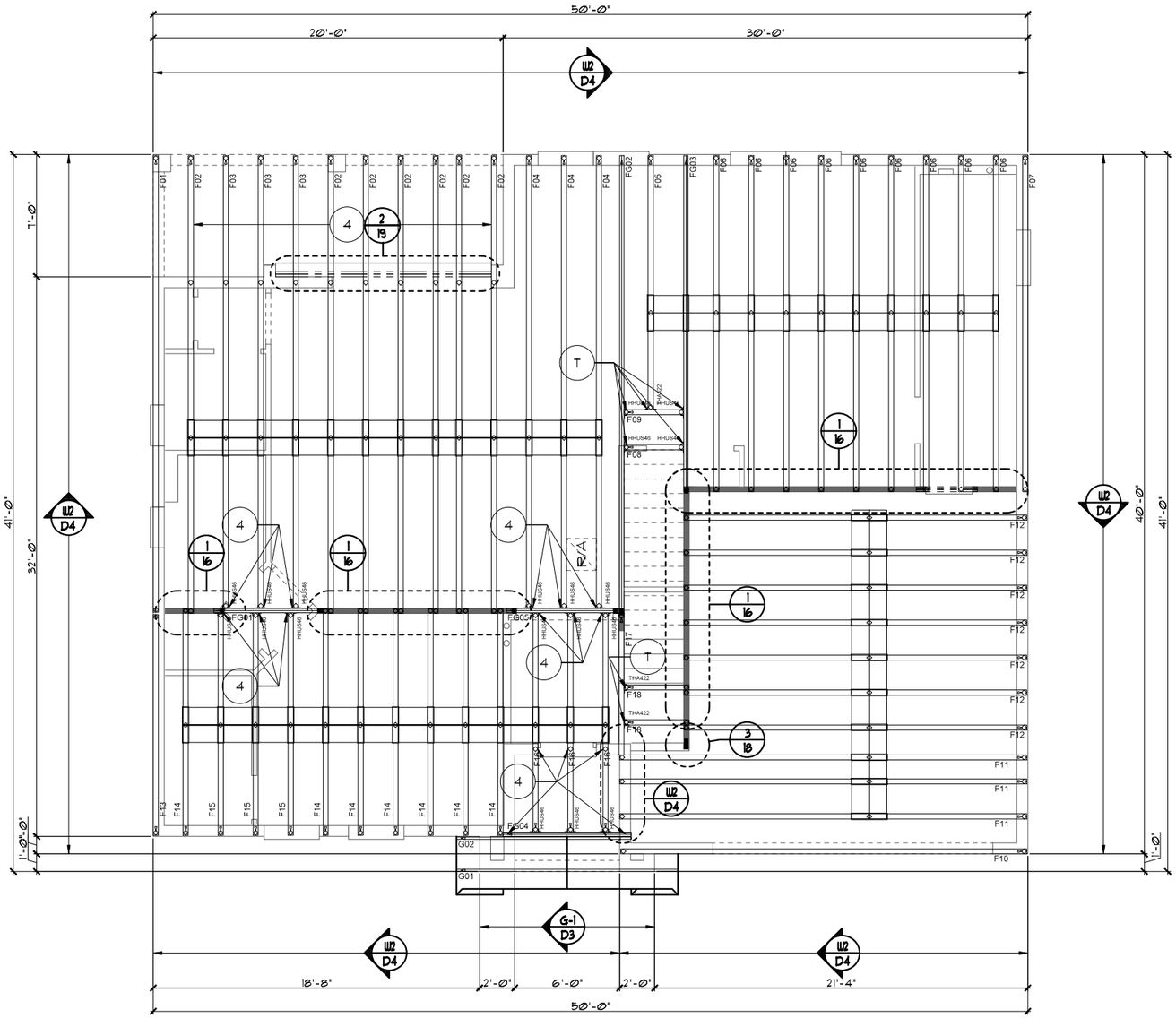
DJ TRUSS



NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE 9" UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE 16" UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IAW THE 2020 7TH EDITION FBCR. PROVIDE ROOF VALLEY FLASHING IAW FBCR R903.2
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R905.3.3
   OR
   SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH EDITION R905.1.1.1.

TRUSS LAYOUT "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.

LA: 10-15-21 BY: RP

REVISIONS 09-07-21 BY: RW

CODE 2020

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DREAM FINDERS HOMES

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LOT: 0029, TALICHET

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TRUSS LAYOUT

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET T.D.0
OF 26 SHEETS

DJ TRUSS

ATTIC VENTILATION CALCULATIONS

PER FBCR 2020 7TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE: 1,974S.F. / 300 = 6.58S.F. NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 3.4S.F.
PROVIDED W/OFF RIDGE VENTS: 4 VENTS @ .85S.F. /VENT.
(TILE: O'HAGIN MODEL "S", SHINGLE: LOMANCO 7700-D - OR MILLENNIUM METAL)
LOWER PORTION VENTILATION TOTAL: 13.57S.F.
PROVIDED W/SOFFITS @ EAVE: 156L.F. @ 0.087SF VENTING/L.F.

UPPER PORTION PERCENTAGE: 50%
LOWER PORTION PERCENTAGE: 50%

BEAM SCHEDULE

BEAM 1: (2) 2X12'S W/ ½" PLYWD. FLITCH PLATE

BEAM 2: (2) PLY 1-3/4"X12" LVL

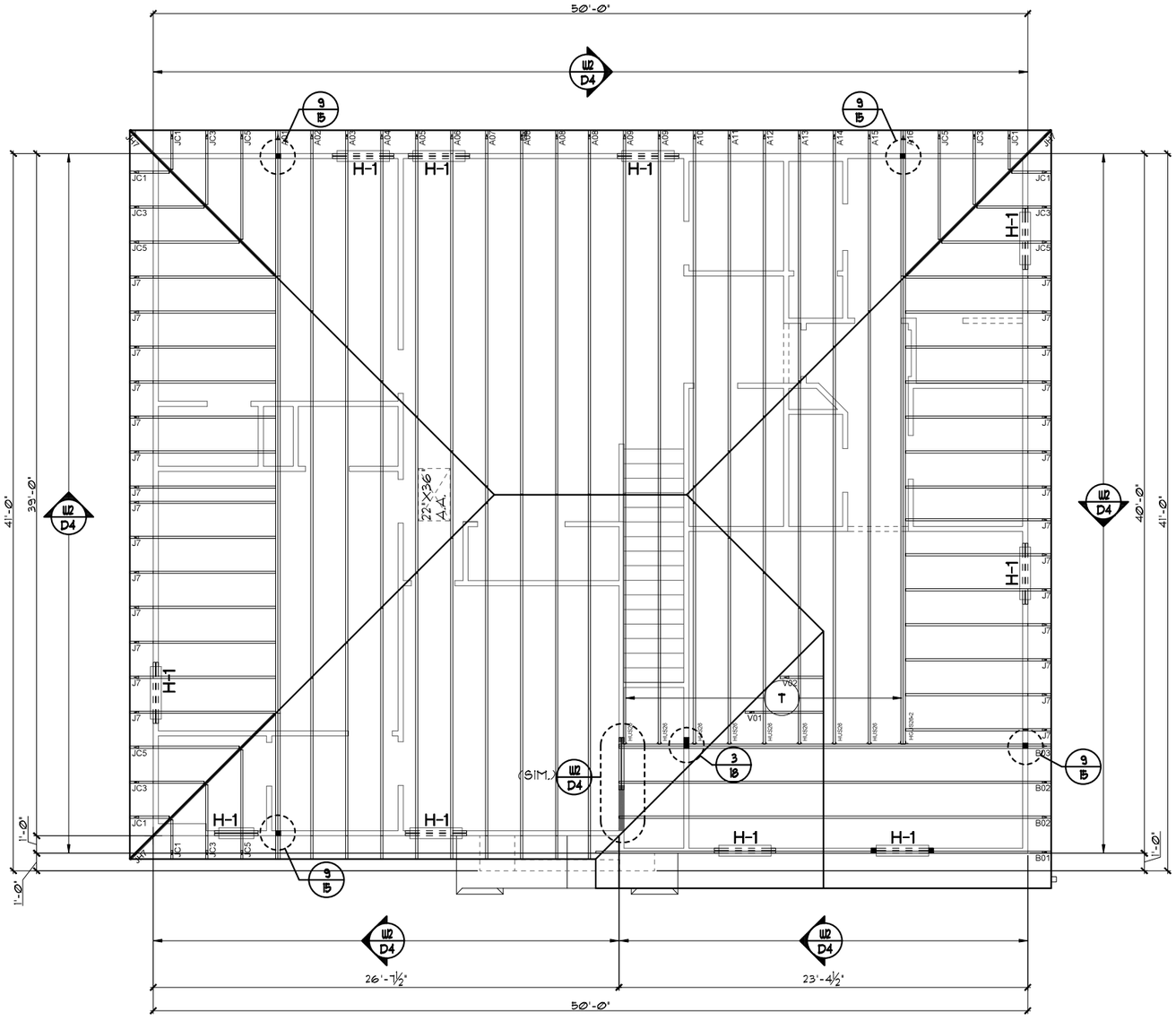
BEAM 3: (3) PLY 1-3/4"X12" LVL

HEADER SCHEDULE

H-1: (2) 2X8'S W/ ½" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **9"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **16"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND 1AW THE 2020 7TH EDITION FBCR. PROVIDE ROOF VALLEY FLASHING 1AW FBCR R903.2
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED 1AW FBCR 2020, 7TH EDITION R905.3.3
   OR
   SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED 1AW FBCR 2020, 7TH EDITION R905.1.1.1.



UPPER TRUSS LAYOUT "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.
Digitally signed by Maria Ferreira
Date: 2022.07.08 14:42:49 -04'00'

BY: RP
LA: 10-15-21

BY: RW
REVISIONS 09-07-21

CODE 2020

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DREAM FINDERS

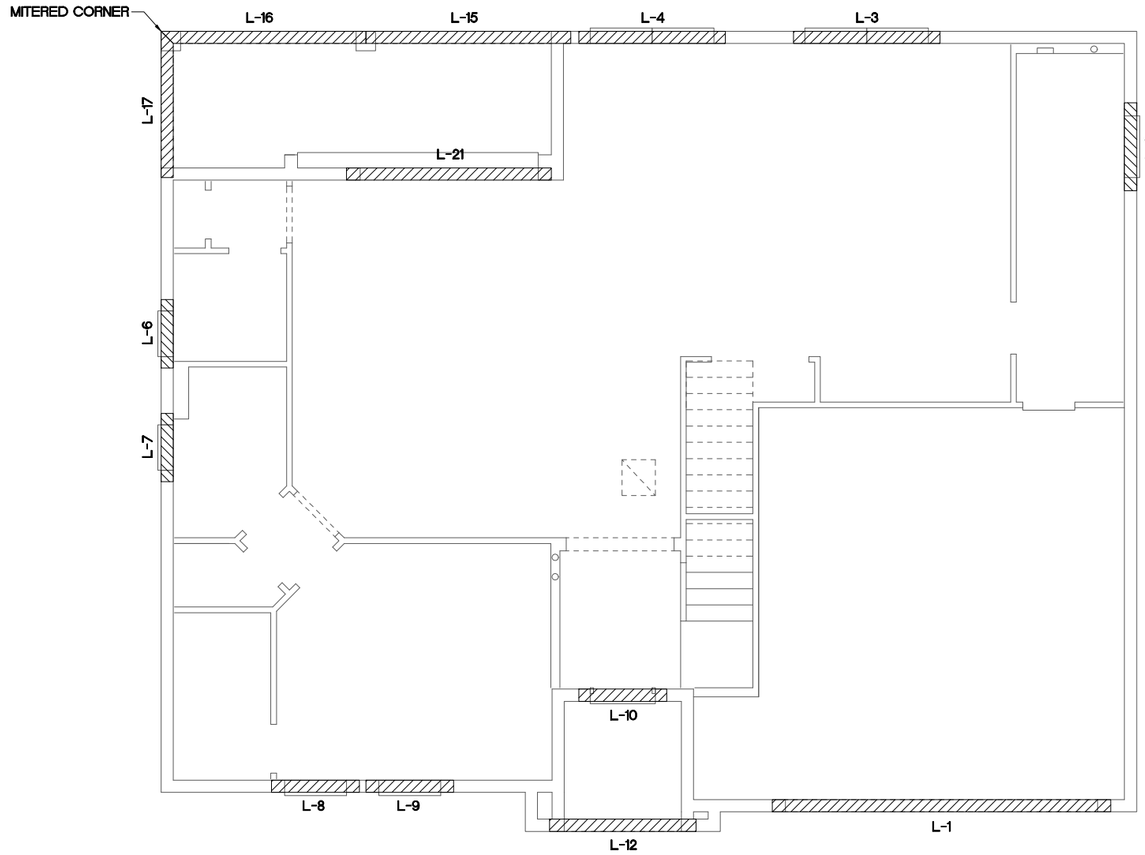
THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

3273 MONTEGO
DREAM FINDERS HOMES

UPPER TRUSS LAYOUT

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273



NOTE:

1. LINTEL DEPTH(S) ARE RELATIVE TO FINISHED FLOOR, CONTRACTOR IS ALLOWED A VARIANCE IN DEPTH OF PLUS/MINUS 4" U.N.O.

CAST CRETE / LOTTS / WEKIWA / FLORIDA ROCK
PRE CAST LINTEL SCHEDULE

LINTEL NO.	LENGTH	TYPE	COMMENTS
L-1	17'-4"	8F34-1B/IT	GARAGE DOOR SEE NOTE #1
L-2	4'-6"	8F16-0B/IT	SH3050
L-3	7'-6"	8F16-0B/IT	FR. SH3050
L-4	7'-6"	8F16-0B/IT	FR. SH3050
L-5			
L-6	3'-6"	8F16-0B/IT	SH2440
L-7	3'-6"	8F16-0B/IT	SH2440
L-8	4'-6"	8F16-0B/IT	SH3060 ARCH TOP
L-9	4'-6"	8F16-0B/IT	SH3060 ARCH TOP
L-10	4'-6"	8RF12-0B/IT	3080 ENTRY DOOR
L-11			
L-12	7'-6"	8F8-0B/IT	FRONT ENTRY
L-13			
L-14			
L-15	10'-6"	8F16-1B/IT	LANAI
L-16	10'-6"	8F16-1B/IT	LANAI
L-17	7'-6"	8F16-1B/IT	LANAI
L-18			
L-19			
L-20			
L-21	10'-6"	8F16-0B/IT	9/0X8/0 HID. S.G.D.
L-22			
L-23			
L-24			
L-25			
L-26			
L-27			
L-28			
L-29			
L-30			
L-31			
L-32			
L-33			
L-34			
L-35			
L-36			
L-37			
L-38			
L-39			
L-40			

PRE CAST LINTEL LAYOUT "B"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 10-15-21 BY: RP

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:43:08 -04'00'

REVISIONS 09-07-21 BY: RW

CODE 2020

Certified By:
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DREAM FINDERS

PRE CAST
LINTEL LAYOUT

3273 MONTEGO
DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273
SHEET

JOB.O

OF 26 SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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SAFE LOAD TABLES
FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY

LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
2'-10" (34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936
		3166	4473	6039	7526	9004	10472	11936
3'-6" (42") PRECAST	2302	3138	3371	4693	6001	7315	8630	9947
		3166	4473	6039	7526	9004	10472	11936
4'-0" (48") PRECAST	2029	2325	2486	3467	4438	5410	6384	7358
		2646	4473	6039	7526	9004	10472	11936
4'-6" (54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644
		2710	4021	6039	7526	9004	10472	9668
5'-4" (64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
		1665	2889	5057	6096	5400	6424	7450
5'-10" (70") PRECAST	972	1000	1069	1474	1889	2304	2721	3137
		1493	2464	4144	5458	4431	5280	6122
6'-6" (78") PRECAST	837	1255	2101	3263	2746	3358	3971	4585
		1255	2101	3396	5260	7134	8935	6890
7'-6" (90") PRECAST	767	1078	1675	2385	1894	2435	2866	3333
		1078	1675	2610	3839	5596	6613	5047
9'-4" (112") PRECAST	573	632	1049	1469	1210	1482	1754	2027
		768	1212	1818	2544	3469	4030	3127
10'-6"(126") PRECAST	456	482	802	1125	915	1122	1328	1535
		658	1025	1514	2081	2774	3130	2404
11'-4" (136") PRECAST	445	598	935	1365	1854	2355	1793	2075
		598	935	1365	1854	2441	3155	4044
12'-0"(144") PRECAST	414	545	864	1254	1693	2074	1570	1818
		555	864	1254	1693	2211	2832	3590
13'-4" (160") PRECAST	362	427	726	1028	1331	1635	1224	1418
		485	748	1076	1438	1855	2343	2820
14'-0"(168") PRECAST	338	381	648	918	1190	1462	1087	1260
		495	760	1083	1335	1714	2153	2646
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		469	765	1370	2045	2610	3185	3765
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		420	695	1250	1855	2370	2890	3410
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		310	530	950	1400	1800	2200	2600
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		240	400	750	1050	1400	1720	2030
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		183	330	610	940	1340	1180	2110
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		160	300	570	870	1250	1660	1970
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		130	240	470	720	1030	1350	1610

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY

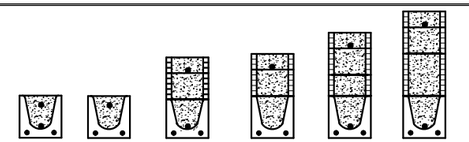
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4" (52") PRECAST	1489	1591	3053	2982	3954	4929	59O4	6880
		1821	3412	4982	6472	7941	9416	10878
4'-6" (54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264
		1702	3412	4982	6472	7941	9416	10878
5'-8" (68") PRECAST	785	832	1602	1550	2058	2566	3075	3585
		1153	2162	4014	6472	6516	5814	6839
5'-10" (70") PRECAST	735	778	1500	1449	1924	2400	2876	3352
		1103	2051	3811	6472	6516	5450	6411
6'-8" (80") PRECAST	622	907	1671	2933	2576	3223	3872	4522
		907	1671	2933	4100	6730	8177	6701
7'-6" (90") PRECAST	665	761	1377	2252	1958	2451	2944	3439
		764	1377	2329	3609	5492	6624	5132
9'-8" (116") PRECAST	371	420	834	1293	1071	1342	1614	1886
		535	928	1491	2178	2618	3588	2875

8" PRECAST & PRESTRESSED U-LINTELS

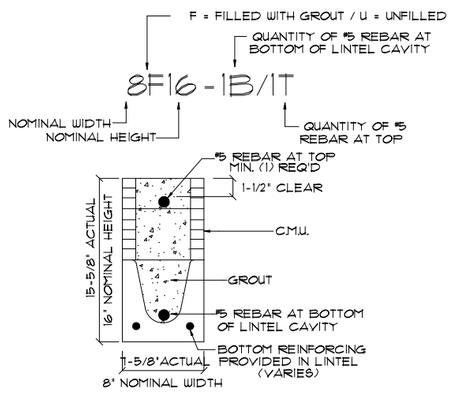
UPLIFT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T	LATERAL 8U8	LATERAL 8F8
2'-10" (34") PRECAST	2727	2878	4101	5332	6563	7811	8055	2021	2021
	2727	2784	3981	5180	6401	7630	8857		
3'-6" (42") PRECAST	2165	2289	3260	4231	5218	6204	7192	1287	1287
	2165	2215	3165	4125	5081	6061	7036		
4'-0" (48") PRECAST	1878	1989	2832	3680	4532	5381	6245	938	938
	1878	1925	2750	3583	4422	5264	6110		
4'-6" (54") PRECAST	1660	1762	2507	3251	4010	4761	5525	727	727
	1660	1705	2435	3171	3913	4658	5406		
5'-4" (64") PRECAST	1393*	1484	2110	2741	3375	4010	4648	505	505
	1393*	1437	2050	2670	3293	3920	4549		
5'-10" (70") PRECAST	1212*	1287	1830	2505	3084	3665	4247	418	418
	1212	1315	1875	2441	3010	3583	4151		
6'-6" (78") PRECAST	1141	1210	1684	2182	2703	3216	3732	707	881
	959*	912	1415	1914	2384	2787	3240		
7'-6" (90") PRECAST	950	1029	1466	1907	2351	2787	3245	591	657
	801*	612	980	1269	1560	1852	2144		
9'-4" (112") PRECAST	801	755	1182	1550	1910	2271	2634	454	630
	716*	498	783	1027	1261	1496	1731		
10'-6"(126") PRECAST	716	611	1033	1383	1711	2034	2358	396	493
	666*	439	696	899	1104	1309	1515		
11'-4" (136") PRECAST	666	535	905	1295	1595	1896	2198	363	556
	607*	400	631	816	1001	1186	1372		
12'-0"(144") PRECAST	631	486	818	1203	1514	1799	2086	340	494
	500*	340	532	686	841	997	1153		
13'-4" (160") PRECAST	573	409	682	1004	1367	1631	1891	302	398
	458*	316	493	635	778	922	1065		
14'-0"(168") PRECAST	548	378	629	922	1254	1561	1816	286	360
14'-8" (176") PRESTRESSED	243	295	459	591	724	851	990	N.R.	357
	243	352	582	852	1156	1481	1742		
15'-4" (184") PRESTRESSED	228	278	430	553	677	801	925	N.R.	327
	228	329	542	791	1072	1381	1676		
17'-4" (208") PRESTRESSED	188	236	361	464	567	670	774	N.R.	255
	188	276	449	649	874	1121	1389		
19'-4" (232") PRESTRESSED	165	207	313	401	490	578	667	N.R.	204
	165	238	383	550	736	940	1160		
21'-4" (256") PRESTRESSED	145	186	278	356	433	512	590	N.R.	172
	142	212	336	477	638	801	993		
22'-0" (264") PRESTRESSED	140	180	268	343	418	493	568	N.R.	161
	131	205	322	457	607	771	947		
24'-0" (288") PRESTRESSED	121	165	244	312	380	447	515	N.R.	135
	124	186	290	408	538	680	833		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR



TYPE DESIGNATION



MATERIALS

1. f'c precast lintels = 3500 psi.
2. f'c prestressed lintels = 6000 psi.
3. f'c grout = 3000 psi w/ maximum 3/8" aggregate.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar provided in precast lintel per ASTM A615 GR60. Field rebar per ASTM A615 GR40 or GR60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a nominal height of 8" meet or exceed L/180.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530

SAFE LOAD TABLE NOTES

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing.
2. N.R. = Not Rated.
3. Safe loads are total superimposed allowable load on the section specified.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. All safe loads in units of pounds per linear foot.

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

UPLIFT

LENGTH \ TYPE	8RF6-1T / 8RF6-2T	8RF10-1T / 8RF10-2T	8RF14-1T / 8RF14-2T	8RF18-1T / 8RF18-2T	8RF22-1T / 8RF22-2T	8RF26-1T / 8RF26-2T	8RF30-1T / 8RF30-2T	LATERAL 8RU6	LATERAL 8RF6
4'-4" (52") PRECAST	1244	1513	2413	3260	4112	4967	5825	932	932
	1244	1519	2339	3710	4008	4850	5696		
4'-6" (54") PRECAST	1192	1507	2311	3121	3931	4756	5571	853	853
	1192	1455	2240	3036	3831	4643	5453		
5'-8" (68") PRECAST	924*	1172	1795	2423	3055	3689	4325	501	501
	924	1132	1741	2351	2978	3603	4230		
5'-10" (70") PRECAST	856*	1138	1742	2352	2965	3581	4198	469	469
	856	1099	1690	2288	2891	3497	4106		
6'-8" (80") PRECAST	718	882	1313	2042	2573	3107	3642	830	1100
	718	956	1468	1981	2509	3035	3563		
7'-6" (90") PRECAST	688	931	1325	1810	2280	2753	3227	710	941
	688	849	1302	1762	2225	2690	3157		
9'-8" (116") PRECAST	533*	433	808	1123	1413	1704	1995	516	614
	533	527	1009	1369	1728	2088	2450		

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

CONNECTOR SCHEDULE

CONNECT. TYPE	SIMPSON DESCRIPTION	SIMPSON FASTENERS PER CONNECTOR	USP DESCRIPTION	USP FASTENERS PER CONNECTOR	MAX. UPLIFT	LAT. LDS. F1 / F2
4	HETA20	14-10d x 1½"	ETA20	14-10d	1,810	65 / 960
22	H10A	RFT: 8-8d x 1 1/2"	RT16	RFT: 8-8d x 1½"	990	585/525
		PLT: 8-8d x 1 1/2"		PLT: 8-8d		
23	LUS26	HDR: 4-10d/JST: 4-10d	JUS26	HDR: 4-10d/JST: 4-10d	935	N/A
24	H7	RFT / TRS: 4-8d	RT20	RFT / TRS: 9-10d	985	400 / N/A
		PLT / STD: 10-8d		PLT / STD: 13-10d		
26	H2.5	RFT:5-8d / PLT: 5-8d	RT7	RFT:5-8d / PLT: 5-8d	415	150 / 150
34	A34	H:4-8dx1½"/P:4-8dx1½"	MP34	H:4-8dx1½"/P:4-8dx1½"	365	280 / 303
35	A35F	H:4-8dx1½"/P:4-8dx1½"	MPA1F	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
37	MTS12	14-10d	MTW12	14-10d	1,000	N/A
38	MTS16	14-10d	MTW16	14-10d	1,000	N/A
39	MTSM16	BLK: (4)¼"X2¼" T.C. TRUSS: (7) 10d	MTW16	BLK: (4)¼"X2¼" T.C. TRUSS: (7) 10d	860	N/A
43	LSTA12	10-10d	LSTA12	10-10d	905	N/A
45	ST18	14-16d	ST18	14-16d	1,200	N/A
47	LSTA24	18-10d	LSTA24	18-10d	1,295	N/A
71	MSTA36	26-10d	MSTA36	26-10d	2,135	N/A
72	MSTC66	64-16d SINKERS	N/A	N/A	5,495	N/A
79	SP1	STD:6-10d / PLT:4-10d	SPT22	STD:4-10d / PLT:4-10d	535	560 / 260
80	SP2	STD:6-10d / PLT:6-10d	SPT224	STD:6-10d / PLT:6-10d	605	560 / 260
81	SPH4,6,8	12-10d x 1½"	TP4,6,48	12-10d x 1½"	885	N/A
88	CBSQ88	12 SDS 1/4X2"			3975	N/A
89	CB66	(2) ⅝" BOLTS	PA8X8	4-10d	2,300	985
90	ABU66	12-16d	PAU66	12-16d	2,240	N/A
91	CBSQ66	14 SDS 1/4X2"			3,190	N/A
92	ABU44	12-16d	PAU44	12-16d	2,200	N/A
93	AC6 (MAX)	28-16d	PBS66	24-16d	1,815	1,070
94	AC4 (MAX)	28-16d	PBS44	24-16d	1,815	1,070
95	HTS20	20-10d	HTU20	20-10d	1,450	N/A
99	A35	H:4-8dx1½"/P:4-8dx1½"	MPA1	H:6-8dx1½"/P:6-8dx1½"	440	440 / N/A
101	HTT4	⅝" BOLT/ 18-16dX2½"	N/A	N/A	3,640	N/A
102	HTT5	⅝" BOLT/ 26-10d	N/A	N/A	4,275	N/A
103	VGTR/L	32-SDS¼"X3"/(2) ⅝" BLT	N/A	N/A	3,990	N/A
104	HDU8-SDS2.5	7/8" BLT/20-SDS ¼"x2½"	N/A	N/A	5,020	N/A
105	HD7B	7/8"-3-3/4"	N/A	N/A	6,645	N/A
110	HCP2	12-10d x 1½"	HHCP2	20-10d x 1½"	520	260 / N/A
167	HHUS46	H:14-16d/J:6-16d	THD46	H:8-18d/J:12-10d	1,550	N/A
168	U46	H:8-10d/J:4-10d	SUH46	H:8-16d/J:4-16d	710	N/A
181	HUS26	20-16d	THD26	H:20-16d/J:10-10d	1,550	N/A
184	HUC28-2	H:14-16d/J:4-10d	N/A	N/A	1,085	N/A
212	HUC410	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	N/A	N/A	1,810	N/A
213	HSUR/L410	BLOCK: 20-16d JOIST : 6-16d	N/A	BLOCK: N/A JOIST : N/A	1,300	N/A
214	HUC412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	1,895	N/A
215	HGUS210-2	HDR:46-16d/JST:10-16d	EHUH210-2	HDR:40-16d/JST:16-10d	2,720	N/A
216	HUC5412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS412	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	3,240	N/A
217	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	HUS212-2	BLOCK: 10-¼"X1½" TC JOIST : 10-16d	2,630	N/A
219	MBHA412	H:1-ATR¾X8 TOP4FACE	NFM35X12U	H:1-½" J-BOLT	3,145	N/A
		JOIST: 18-10d		J:5-½" BOLTS		
231	MBHA3.56/16	HDR : (2) ¾"Φ x 8" JOIST : 18-10d	NFM3.5X16U	HDR :MIN. ½"ΦxJ-BOLTS JOIST : (5) ½"Φ BOLTS	3,450	N/A
232	MBHA5.50/16	HDR : (2) ¾"Φ x 8" JOIST : 18-10d	NFM5.5X16U	HDR :MIN. ½"ΦxJ-BOLTS JOIST : (5) ½"Φ BOLTS	3,450	N/A
241	LGT2	30-16d-sinker	LUGT2	32-10d	2000	1015 / 440
242	LGT3	G: (12) SDS ¼:X2½"	N/A	W: (4) ⅜"X5" TITEN	2,365	N/A
243	LGT4-SDS3	G: (16) SDS ¼:X3"	N/A	W: (4) ⅜"X5" TITEN HD	2,365	N/A
301	MGT	(1) ¾"BLTS./GIR: 22-10d	N/A	N/A	3,965	N/A
302	HGT-2 or 3	LTL:¾"BLTS./GIR: 8-10d	USC63	LTL:¾"BLTS./GIR: 8-16d	6485	N/A
303	HGT-4	LTL:¾"BLTS./GIR: 16-10d	N/A	N/A	9,250	N/A
305	FGTR (2-PLY)	TRUSS: 36 SDS ½"X3" WALL:(4)½"X5" TITEN HD	N/A	N/A	9,400	N/A
401	SUR/L414	FACE:18-16d/JST:8-16d	N/A	N/A	1,700	N/A
501A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
501B	LSSU28	10-10d - 5-10dX1½	N/A	N/A	535	N/A
501C	LSSU210	10-10d - 7-10dX1½	N/A	N/A	875	N/A
502A	LSU26	6-10d - 5-10dX1½	N/A	N/A	535	N/A
502B	LSSU28	9-10d - 5-10dX1½	N/A	N/A	450	N/A
502C	LSSU210	9-10d - 7-10dX1½	N/A	N/A	785	N/A
503	HRC22	6-10dX1½ - 2-10dX1½	N/A	N/A	290	N/A
504	VPA2	8-10d - 2-10dX1½	N/A	N/A	295	375/250
505	HCP2	6-10dX1½ - 6-10dX1½	N/A	N/A	645	N/A
T	CONNECTORS TO BE SPECIFIED AND PROVIDED BY TRUSS MANUFACTURERS					

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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CODE 2020

REVISIONS	BY:
09-07-21	RW
10-15-21	RP

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:43:35 -04'00'

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DREAM FINDERS HOMES

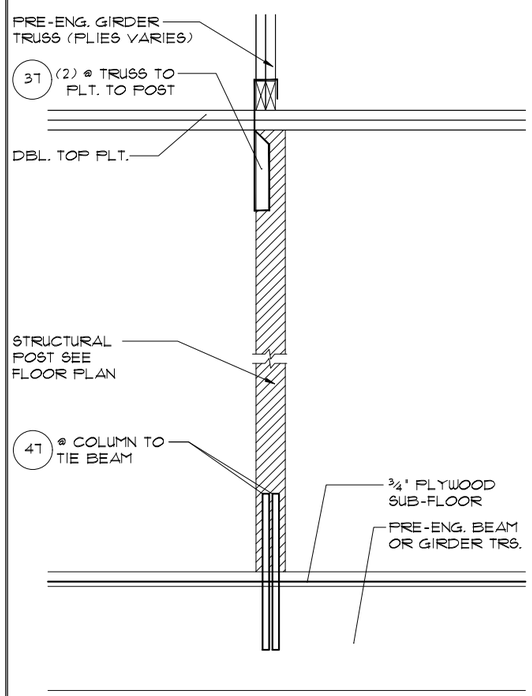
3273 MONTEGO

DREAM FINDERS HOMES

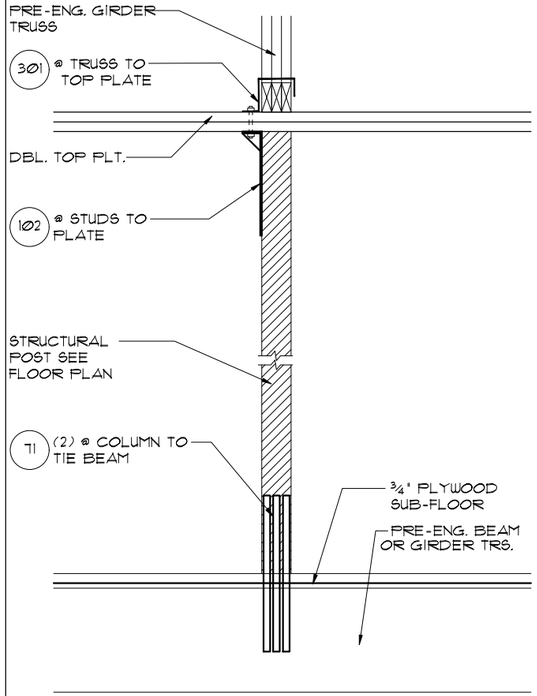
PRECAST LINTEL DATA / CONNECTOR SCHEDULE

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	3273
SHEET	99

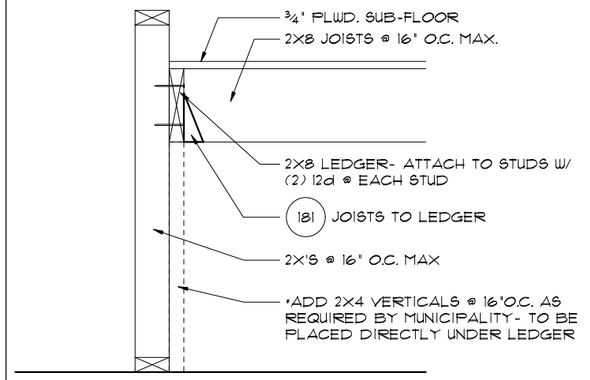
OF 26 SHEETS



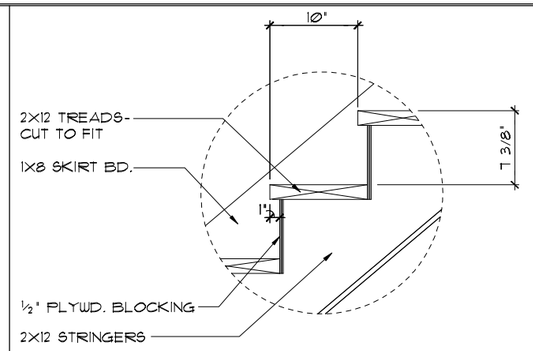
8/15 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



6/15 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")

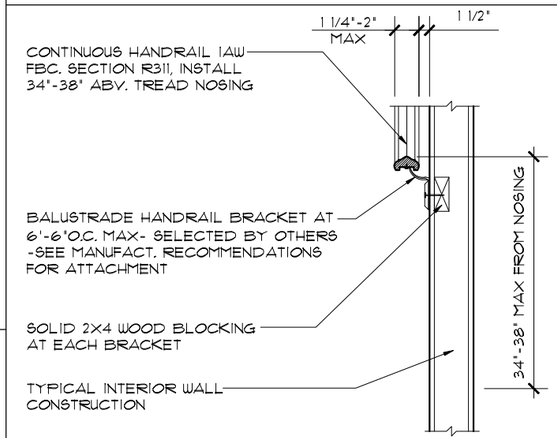


4/15 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") PLATFORM FRAMING

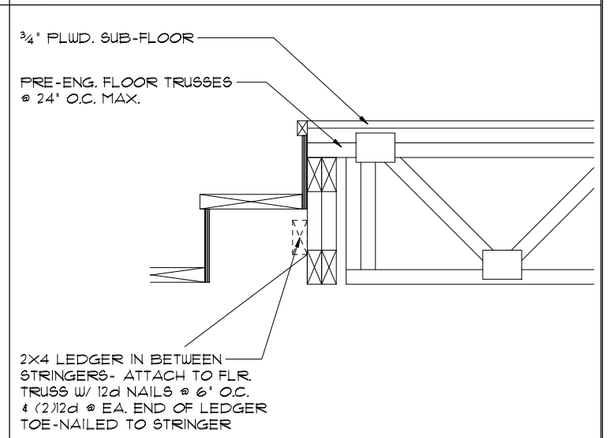


DATA: TOTAL RISE: 11'-0¾" (18 RISERS @ 7 3/8" EA.)
TOTAL RUN: 14'-2" (17 TREADS @ 10" EA.)

1/15 STAIR DETAIL
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") STAIR DATA



5/15 TYP. HANDRAIL DET.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34")



2/15 TYP. STAIR CONNECT.
3/4"=1'-0" (11X17) 1½"=1'-0" (22"X34") STRINGER TO FLOOR TRUSS

NOTES:

STAIRWAY CONSTRUCTION TO CONFORM TO FBCR 2020, 7TH EDITION SECTION R311.7

MAX. HGT. OF RISER TO BE 7¾", WITH THE GREATEST RISER HEIGHT NOT EXCEEDING THE SMALLEST BY MORE THAN ⅜".

MIN. DEPTH OF TREAD TO BE NO LESS THAN 10", WITH THE GREATEST TREAD DEPTH NOT EXCEEDING THE SMALLEST BY MORE THAN ⅜".

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION.

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NO LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.

THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER BY MORE THAN ⅜".

CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT NEED TO BE WITHIN ⅜" OF THE RECTANGULAR TREAD DEPTH.

HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1¼" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.

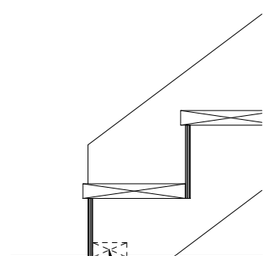
34"-38" HANDRAIL HGT. MEASURED FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE.

HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

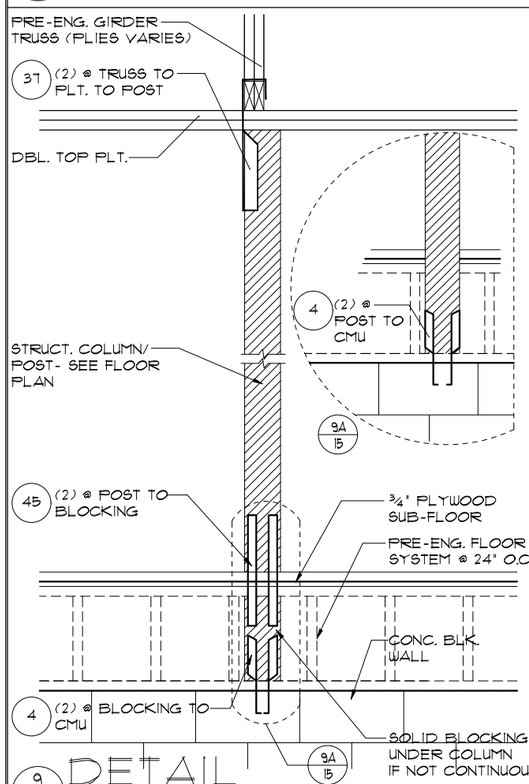
R312.1.3 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

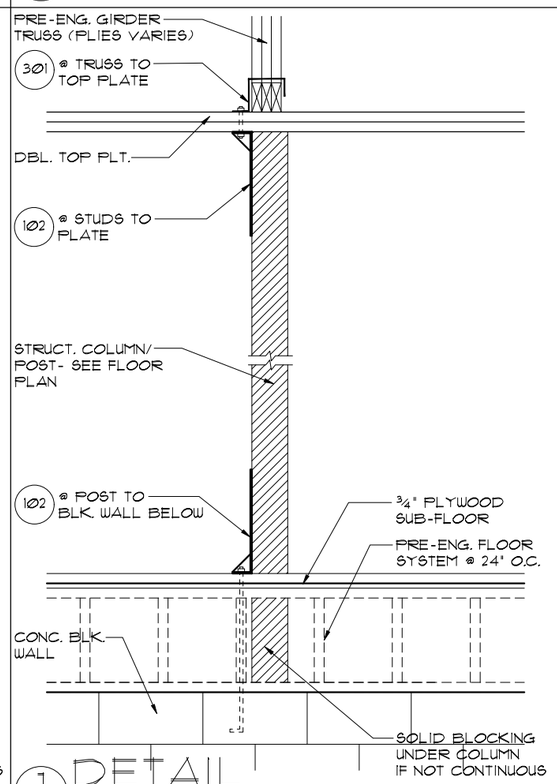
2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4⅜ INCHES (111 MM) IN DIAMETER.



3/15 TYP. STAIR CONNECT.
3/4"= 1'-0" (11X17) 1½"= 1'-0" (22"X34") STRINGER TO FLOOR



9/15 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



7/15 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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BY: RP 10-15-21

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Digitally signed by [illegible]ira
Date: 2022.07.08 14:43:53 -04'00'

Item 4.

BY: RW
REVISIONS 09-07-21

CODE 2020

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DREAM FINDERS

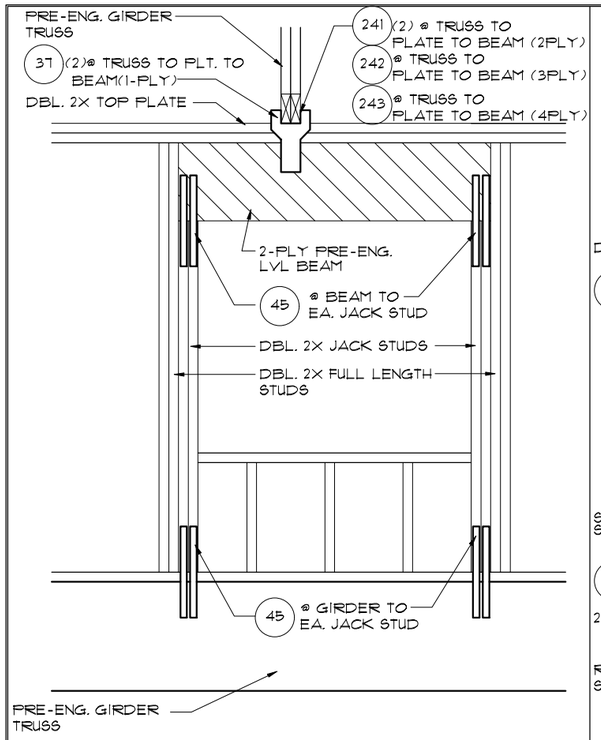
3273 MONTEGO
DREAM FINDERS HOMES

STAIR DATA/ TYPICAL DETAILS

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

100

OF 26 SHEETS



8/16 DETAIL
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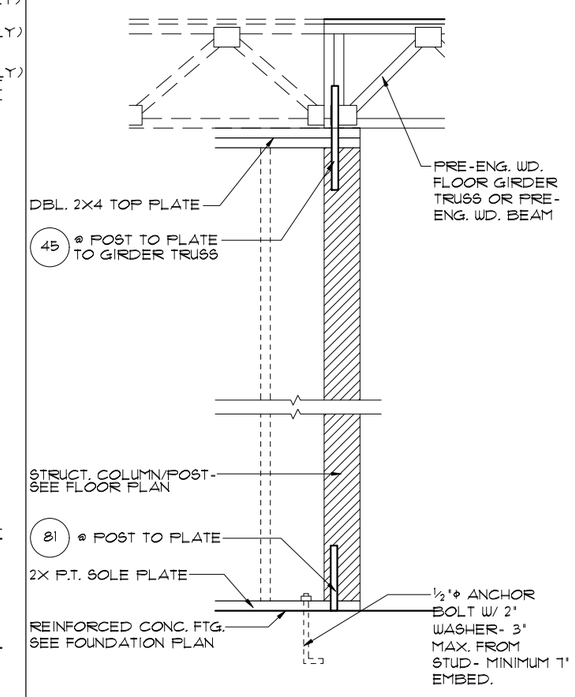
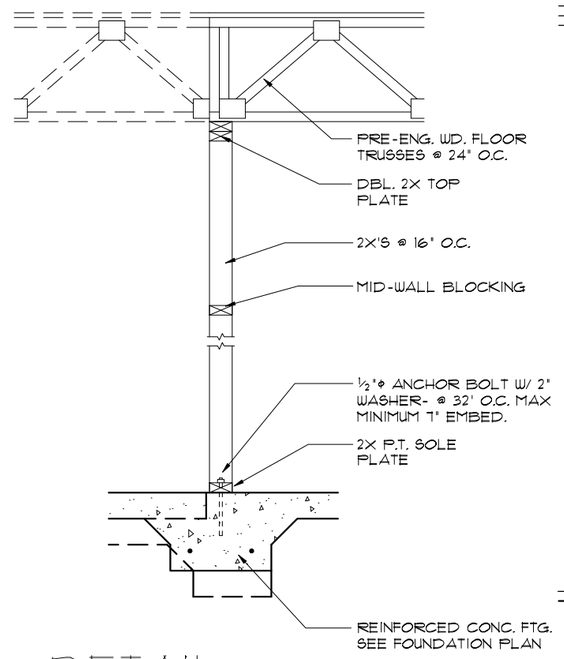


6/16 DETAIL
1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



1/16 DETAIL (BRG. W/O UPLIFT)
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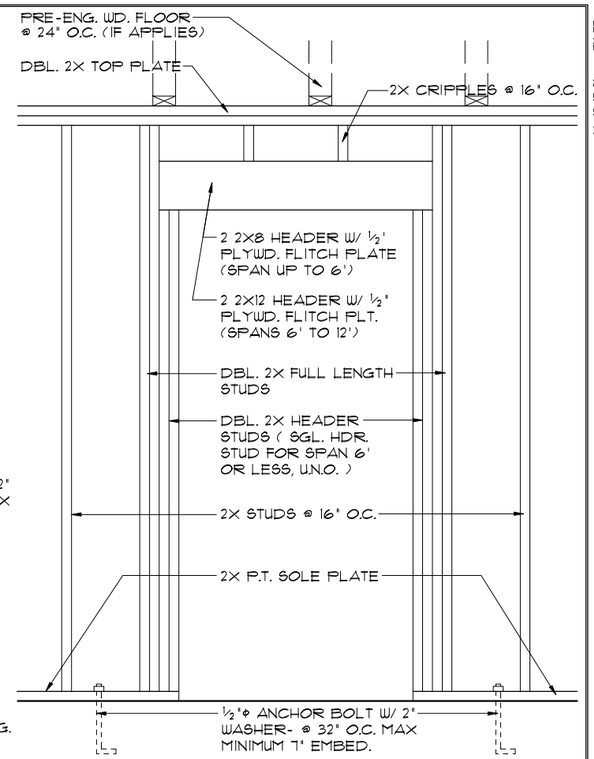

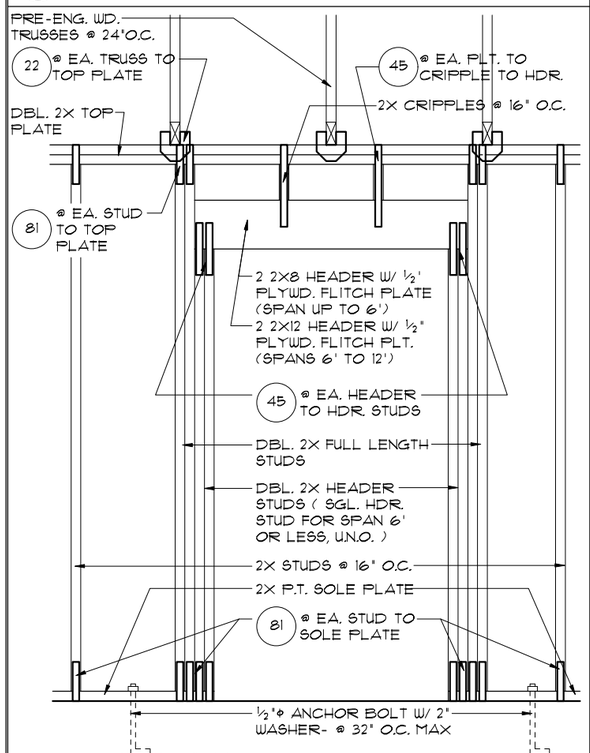

9/16 DETAIL (BRG. W/ UPLIFT)
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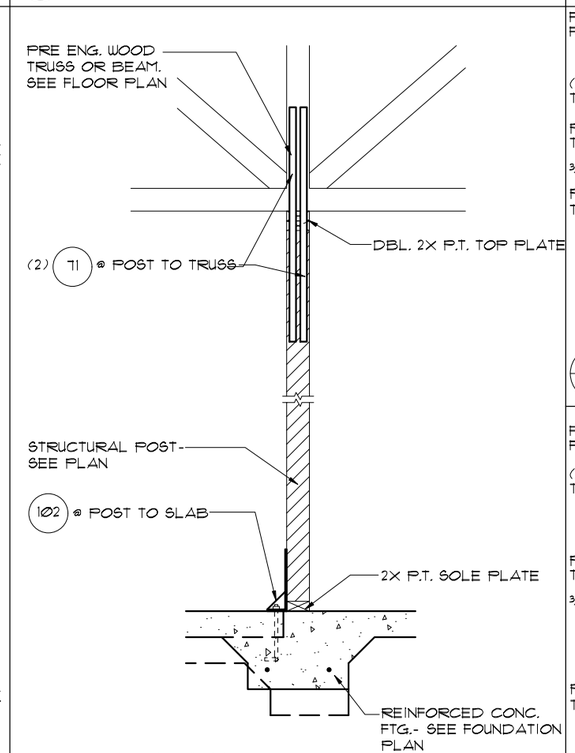

7/16 DETAIL (BEARING POST W/ HIGH UPLIFT)
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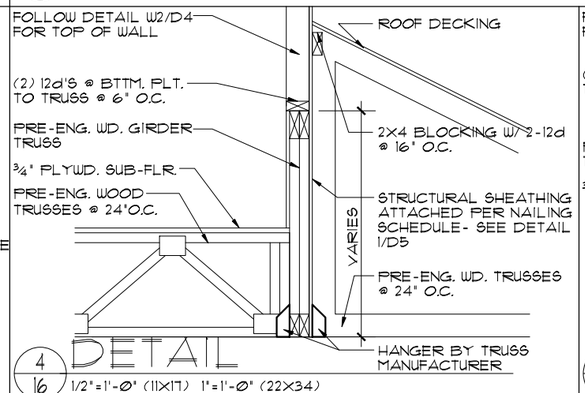
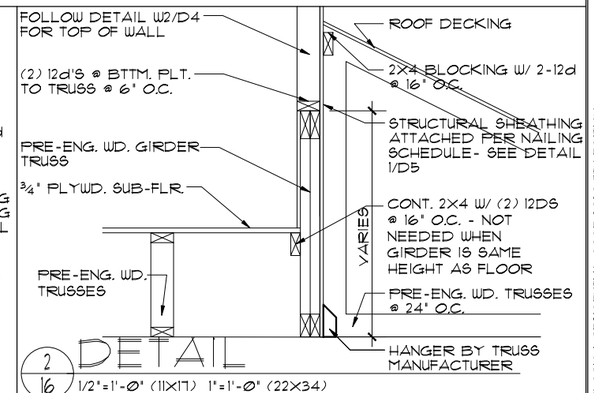


4/16 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2/16 DETAIL
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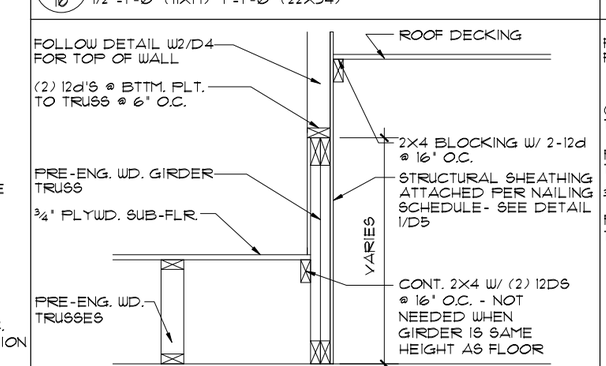
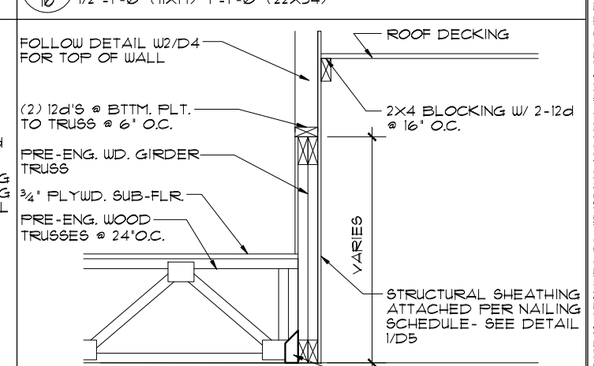


5/16 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



3/16 DETAIL
1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 11TH EDITION

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BY: RP
LA: 10-15-21

Item 4.
Digitally signed by Maria Ferreira
Date: 2022.07.08 14:44:10 -04'00'

BY: RW
REVISIONS 09-07-21

CODE 2020

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RDC

DREAM FINDERS HOMES

LOT: 0029, TALICHET

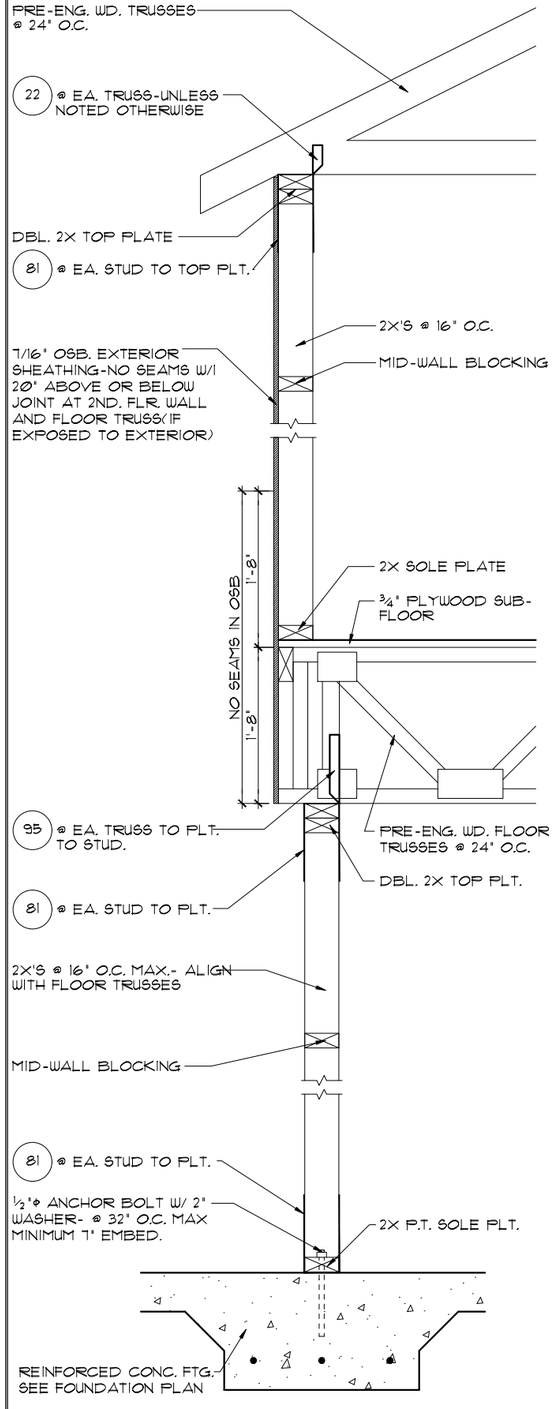
3273 MONTEGO

TYPICAL DETAILS

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

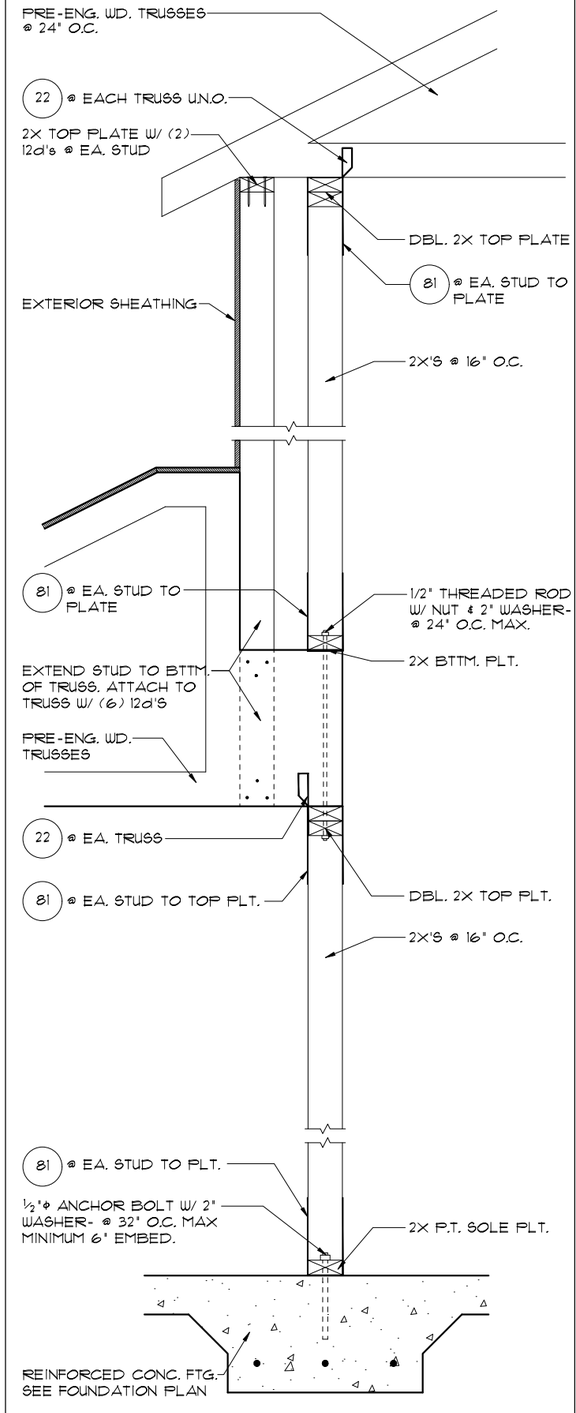
101

OF 26 SHEETS



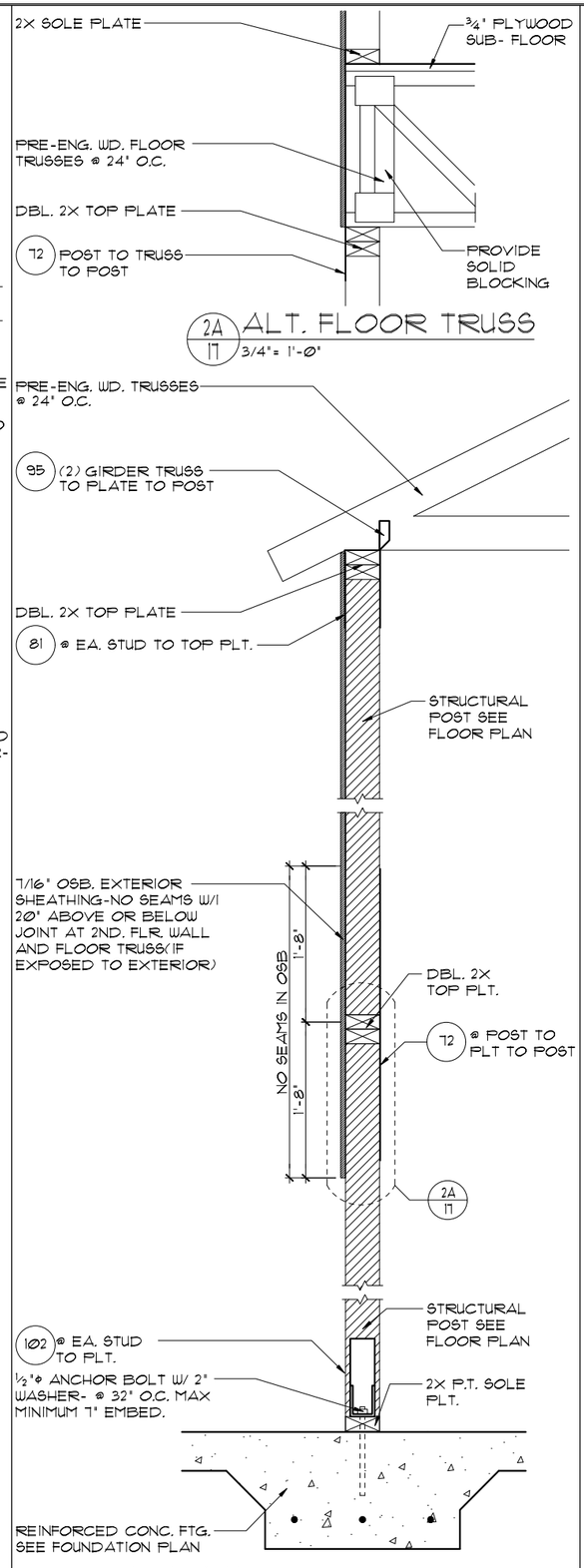
4/17 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)



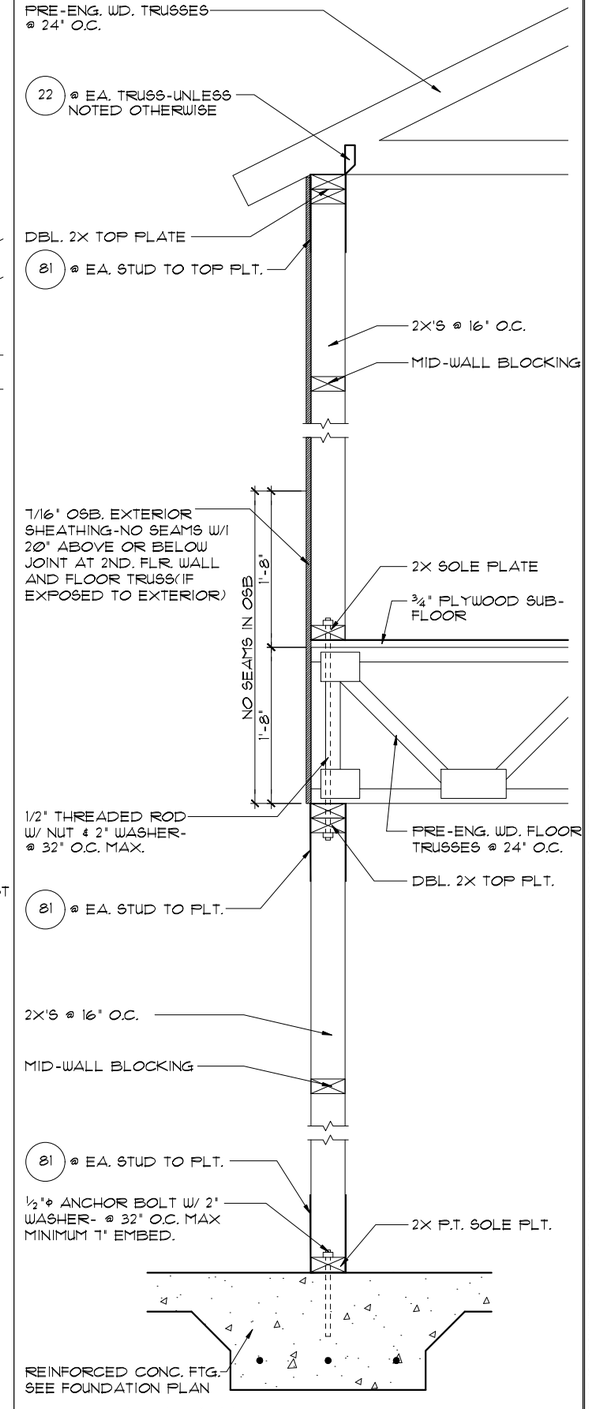
3/17 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)



2/17 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)



1/17 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

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CODE 2020

LOT: 0029, TALICHET

BY: RP
DA: 10-15-21

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:44:29 -04'00'

BY: RW
REVISIONS 09-07-21

Certified By:
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DREAM FINDERS

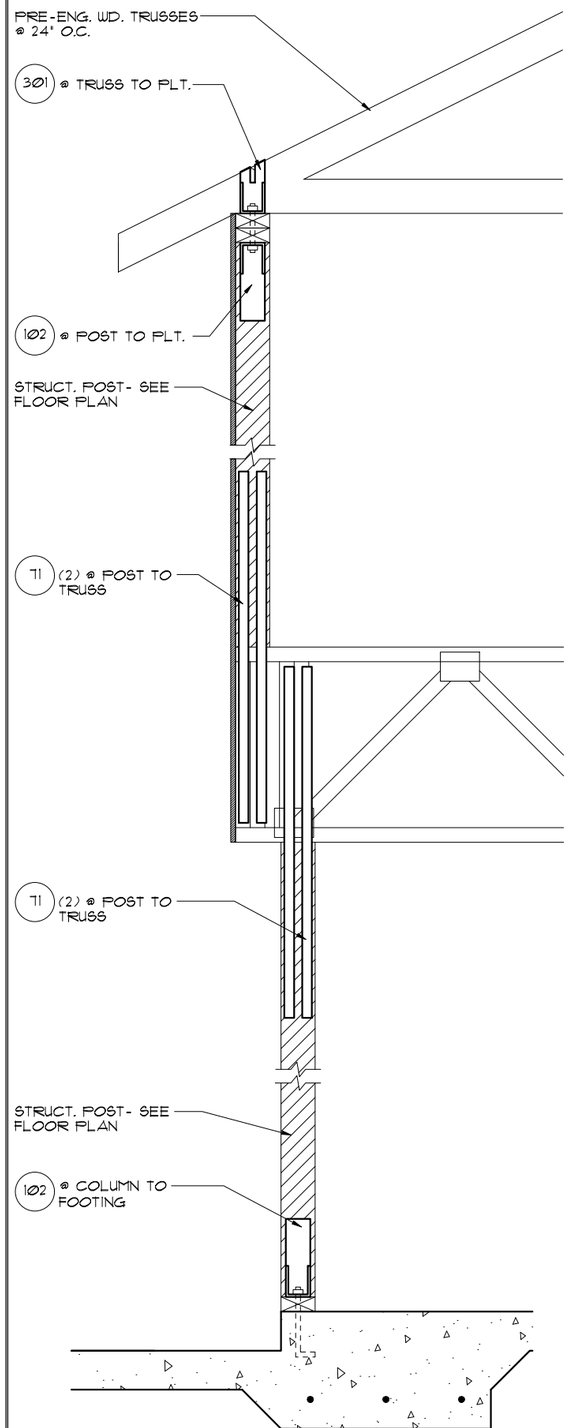
TYPICAL DETAILS

3273 MONTEGO
DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

102

OF 26 SHEETS



4/18 DETAIL

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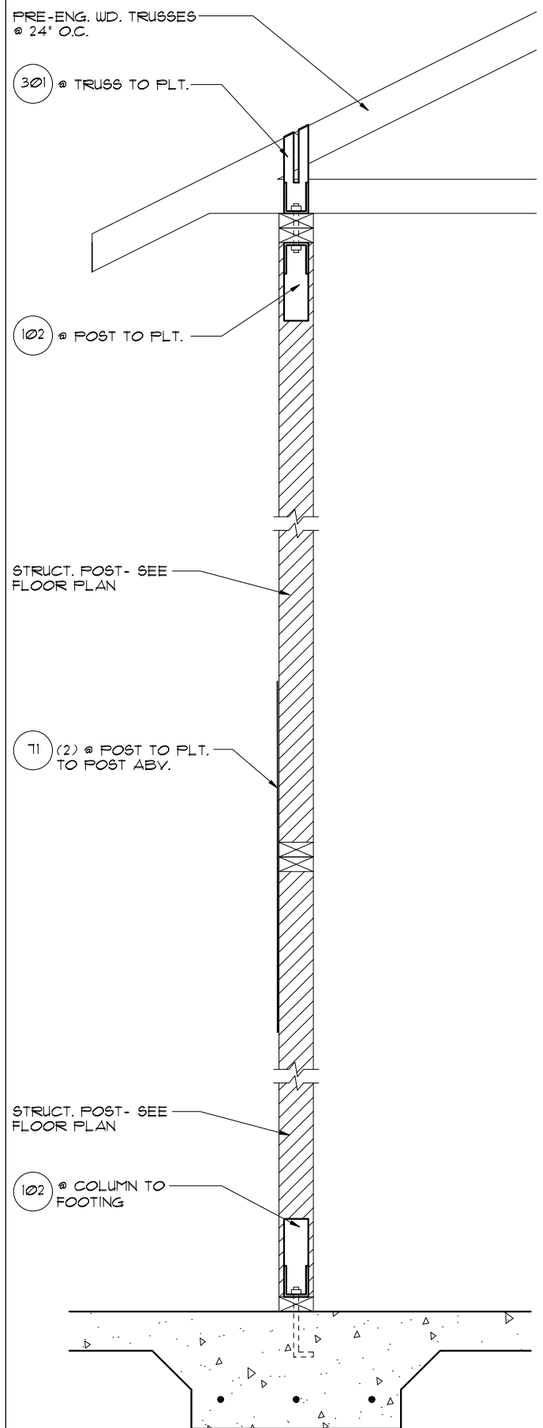

3/18 DETAIL

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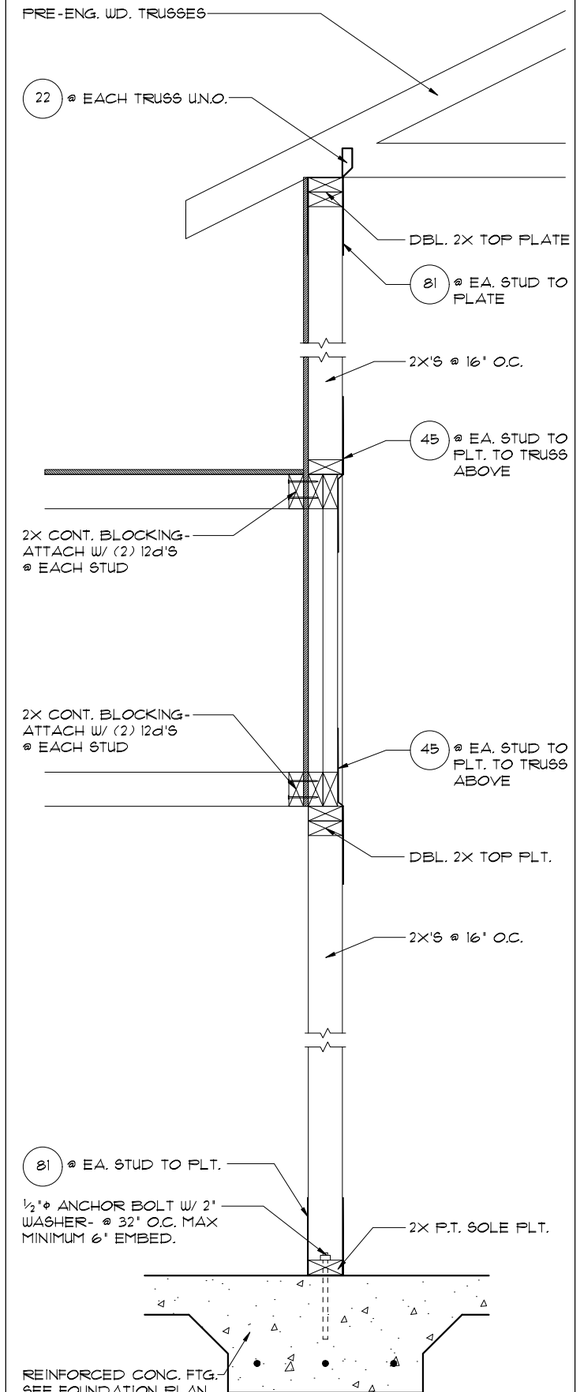
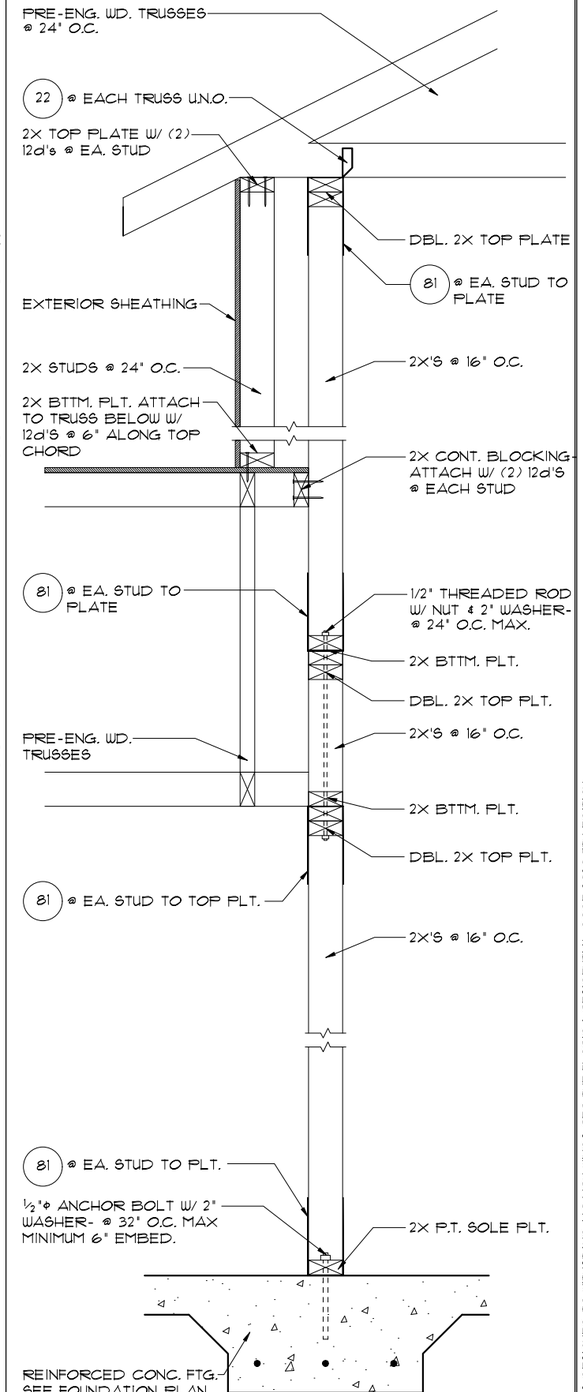


2/18 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)



1/18 DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT: 0029, TALICHET

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LA: 10-15-21 BY: RP

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:44:50 -04'00'

REVISIONS 09-07-21 BY: RW

CODE 2020

Certified By:
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RDC

DREAM FINDERS

TYPICAL DETAILS

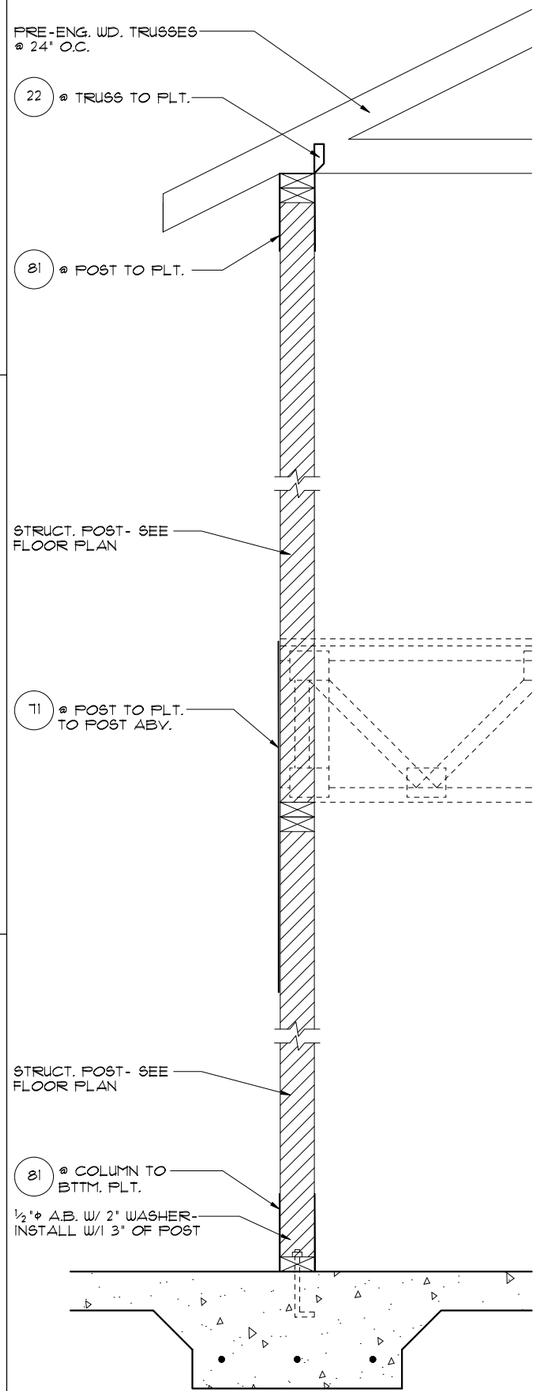
3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 3273

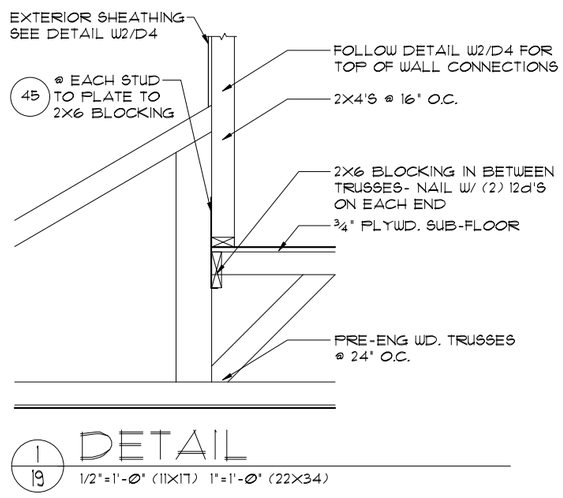
103

OF 26 SHEETS



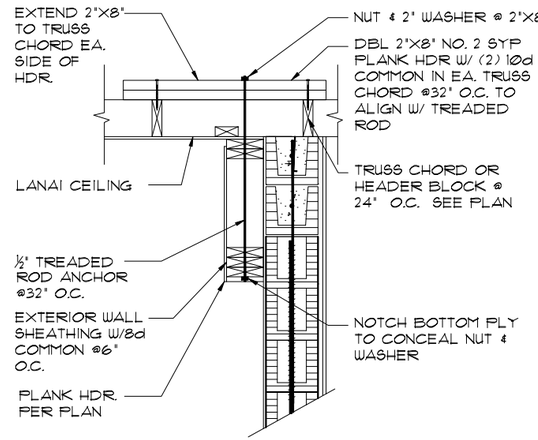
4/19 DETAIL

1/2"= 1'-0" (11X17) 1"= 1'-0" (22"X34")



1/19 DETAIL

1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



2/19 BOX HDR DETAIL

3/4"=1'-0" (11X17) 1½"=1'-0" (22X34)

BY: RP

LA: 10-15-21

Item 4.

Digitally signed by Maria Ferreira
Date: 2022.07.08 14:45:18 -04'00'

BY: RW

REVISIONS 09-07-21

CODE 2020

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DREAM FINDERS

TYPICAL DETAILS

3273 MONTEGO

DREAM FINDERS HOMES

DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 3273

LOT: 0029, TALICHET

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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STRUCTURAL NOTES

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 7TH EDITION, FBCR 2020 (WIND LOAD @ 140 MPH.)
2. WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
3. ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 3½" THICK WITH 6x6 10/10 WIRE MESH & MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
4. CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530/ ASCE 5/TMS 402 OR BIA BUILDING CODE REQUIREMENTS.
5. MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
6. MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
7. REBAR TO BE # 5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
8. GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 7" O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
9. UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
10. EPOXY ANCHOR ALTERNATIVE:
    THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
    THE FOLLOWING CRITERIA MUST BE MET:

ANCHOR SIZE	CONC. HOLE SIZE	MIN. HOLE DEPTH
½"	¾"	7"
⅝"	⅞"	7"
¾"	1"	8"
⅞"	1⅛"	9"

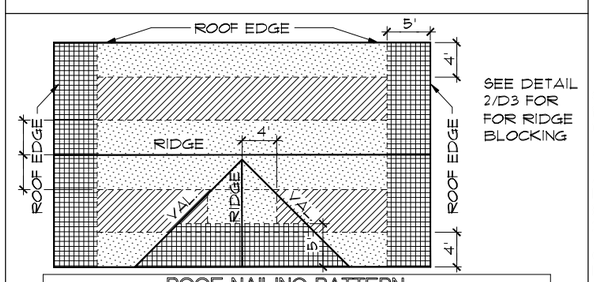
    AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.
11. SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

1. ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
2. ALL STRUCTURAL LUMBER SHALL BE **SPF** (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
3. END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4'. STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C.
4. PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C., UNLESS OTHERWISE NOTED.
5. NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
6. MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
7. DBL. STUDS @ EA. END OF SHEAR WALL. SPLICING IS PERMITTED IN DOUBLE TOP PLATE ABOVE STUDS.
8. WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
9. NAIL PATTERN
   -DOUBLE PLATE 12" O.C., OUTSIDE SPLICE ZONE (SEE NOTE 3)
   -DOUBLE STUDS @ 12" O.C.,
   -DOUBLE OR TRIPLE HEADER @ 6" O.C., @ EDGE @ 12" O.C., INTERMEDIATE.
   -HEADER TO STUD @ 4" O.C., EA. HEADER MEMBER.
   -STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
10. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS.
11. -ROOF SHEATHING FOR SHINGLE ROOF TO BE MIN. 7/16" OSB, NAILED TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
    -ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB OR 1/2" CDX PLYWOOD . NAILED TO ROOF TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
12. FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
13. ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
14. TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
15. ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
16. ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
17. 2000 PSF MINIMUM SOIL BEARING CAPACITY
18. ALL EXTERIOR FRAME WALLS SHALL BE CONSTRUCTED WITH 2X4 STUDS @ 16" O.C. MIN. UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.

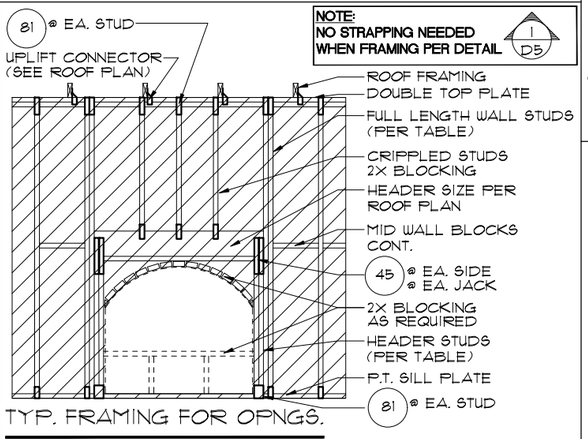
FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) USP MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) ¼" X 2¼" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBTITUTION
2. MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. x 7" LONG WEDGE ANCHORS (REDHEADS).
3. MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. x 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
4. BLOCK WALL OVERHANGING SLAB CONDITION:
   UP TO ⅞" - NO REPAIR NECESSARY
   ⅞" TO 1¼" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
   1¼"+ - REQUIRE SPECIAL ENGINEERING LETTER
5. PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3" FROM PENETRATION. ADD (1) MTS12 @ TOP AND BOTTOM PLATE
6. EXTERIOR CMU COLUMN HEIGHT LOWER THAN REQ'D.:
   - FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS LESS THAN 6" LOWER THAN REQ'D., CONTRACTOR SHALL INSTALL 2X P.T. BLKG. AS REQ'D. TO FILL GAP, W/ 1/2"ø THRU-BOLT DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED. META STRAP TO BE REPLACED WITH MSTAM24. IF, HOLDDOWN SPECIFIED IS DIFFERENT THAN META, CONTACT E.O.R. FOR SUB.
   - FOR ALL CONDITIONS WHERE BLOCK COLUMN HEIGHT IS 6" OR GREATER THAN REQ'D., CONTRACTOR SHALL INSTALL GROUT FILLED CMU OR C.I.P. CONC. (2,000PSI MIN.) W/ #5 VERT. @12" O.C. DRILLED & EPOXIED TO EXIST. BLOCK COLUMN, MIN. 6" EMBED.

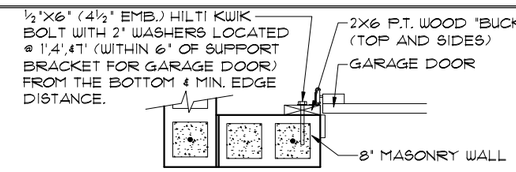


ROOF NAILING PATTERN

ZONE:	8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	8d NAILS @ 6" O.C. EDGES AND 6" O.C. FIELD
ZONE:	8d NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD



TYP. FRAMING FOR OPNGS.

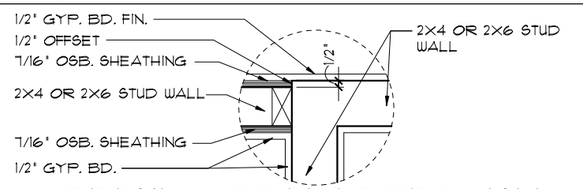


- DETAIL TO SATISFY 140 MPH WIND LOAD
- MASONRY FRAME SHALL BE MIN 8X16 ASTM C-90
- GROUT FILLED CELL W/½" ASTM 2 #5 REBAR (GRADE 60) @ EA. SIDE OF GARAGE DOOR OPENING
- MAX. DISTANCE TO CORNER OF C.B.S. WALL REINF. 48"
- REINF. TO BE CONT. FROM FTG. TO TIE BEAM W/ ALL "ACI" DETAILS & DEVELOPMENT LENGTHS ADHERED TO
- GARAGE DOOR MANUF. TO PROVIDE ATTACHMENT TO "BUCK"

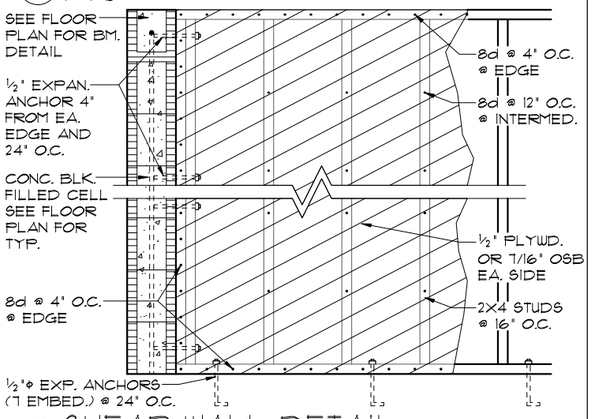
1.) THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:

A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R613 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)

GARAGE BUCK DETAIL
1"= 1'-0"



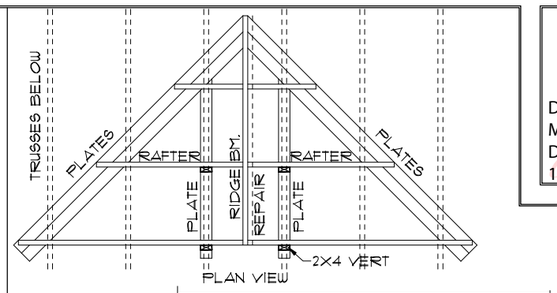
7A/D1 DETAIL @ CONN. TO REG. WALL
1"= 1'-0"



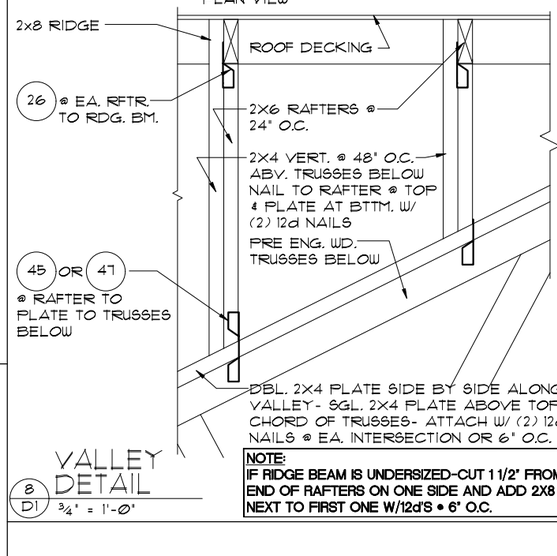
7/D1 SHEAR WALL DETAIL USE ONLY WHEN NOTED AS SHEAR WALL ON PLANS
1/2"= 1'-0"

MIN. WALL AND HEADER REQUIREMENTS

		MAXIMUM HEADER SPAN (Ft.)					
		3'	6'	9'	12'	15'	18'
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5

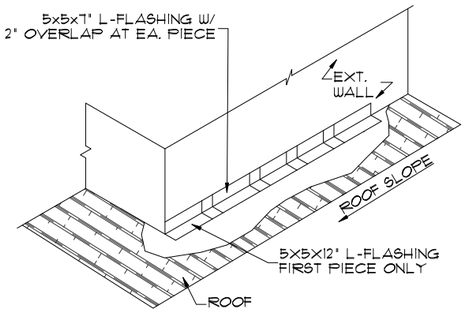


PLAN VIEW



NOTE:
IF RIDGE BEAM IS UNDERSIZED-CUT 1 1/2" FROM END OF RAFTERS ON ONE SIDE AND ADD 2X8 NEXT TO FIRST ONE W/12d'S • 6" O.C.

8/D1 VALLEY DETAIL
¾" = 1'-0"



STEP FLASHING DETAIL
N.T.S.

Item 4.
Digitally signed by Maria Ferreira
Date: 2022.07.08 14:45:37 -04'00'

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DREAM FINDERS

STANDARD DETAILS

DETAILS TYPE "C"

TYPICAL STRUCTURAL DETAILS

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB 105
SHEETS

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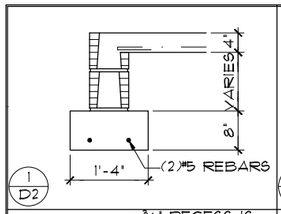

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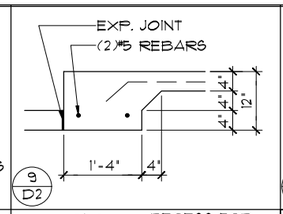

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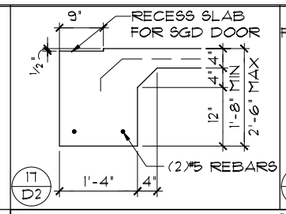

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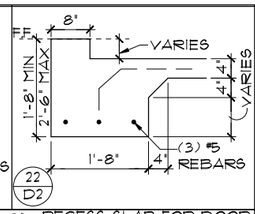

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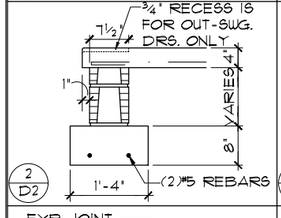

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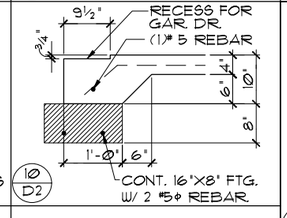

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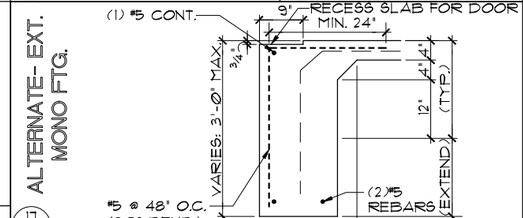

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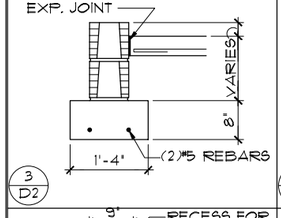

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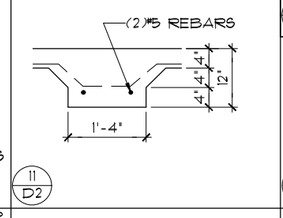

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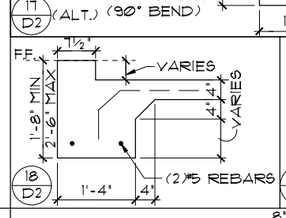

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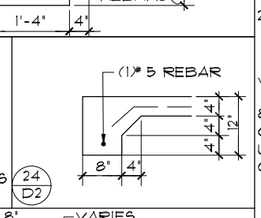

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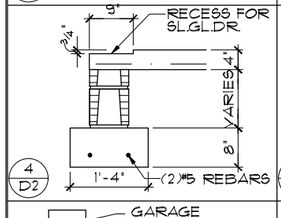

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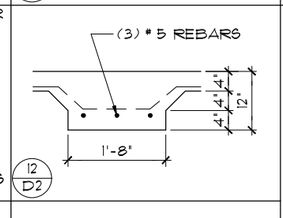

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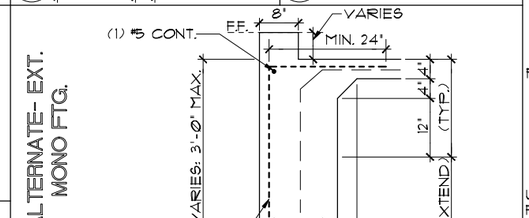

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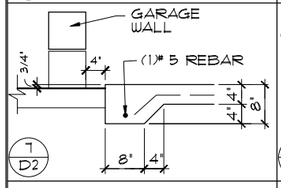

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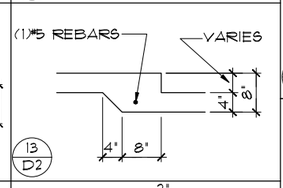

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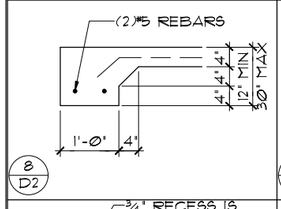

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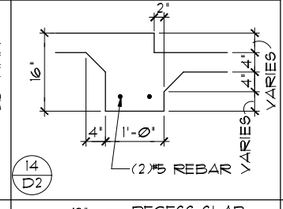

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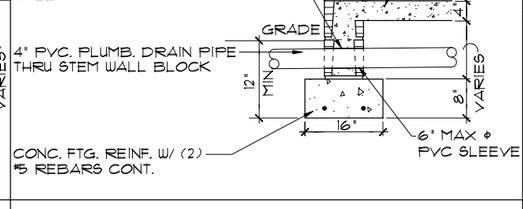
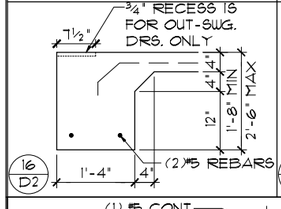
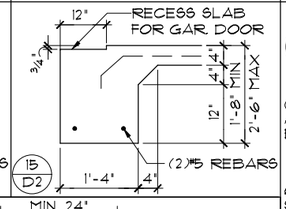


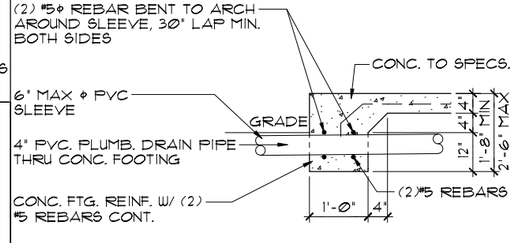


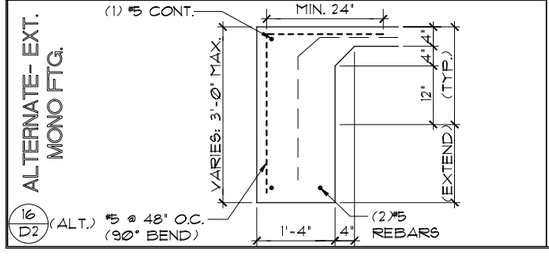
16 D2



15 D2

P1 D2 PIPE THRU FOOTING DETAIL 3/8"= 1'-0"

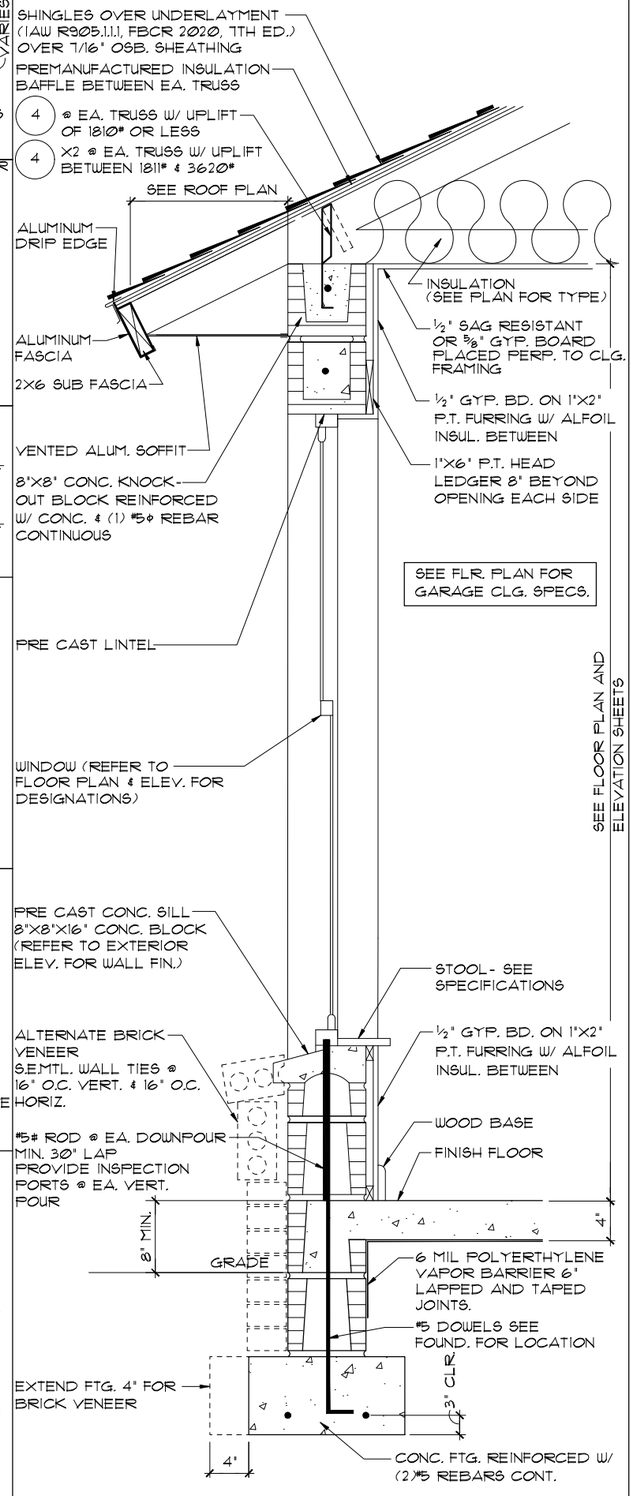




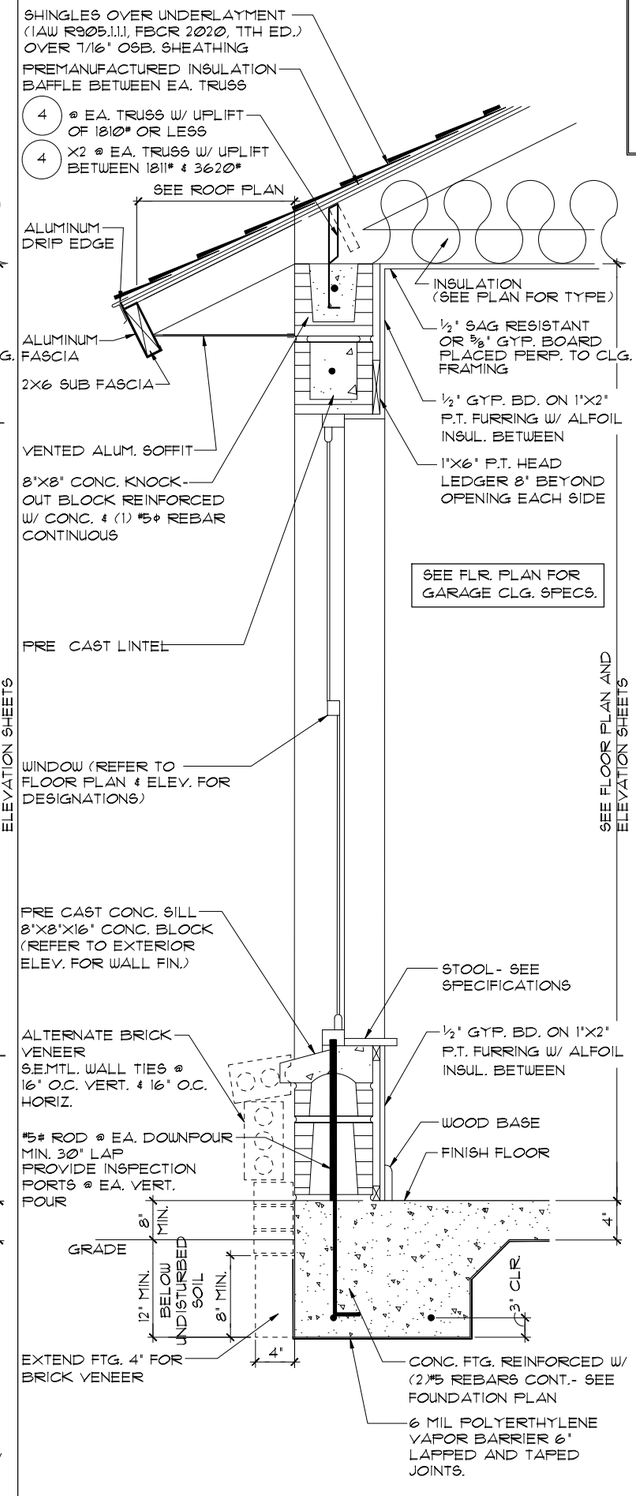
16 D2

MONOLITHIC

PIPE THRU FOOTING DETAIL 3/8"= 1'-0"



A D2 TYPICAL WALL SECTION W/ STEM WALL FOOTING 3/4"= 1'-0"



A D2 TYPICAL WALL SECTION W/ MONOLITHIC FOOTING 3/4"= 1'-0"

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RDC

DREAM FINDERS

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17

SCALE AS NOTED

DRAWN JR & RDC

JOB

106

D2

OF SHEETS

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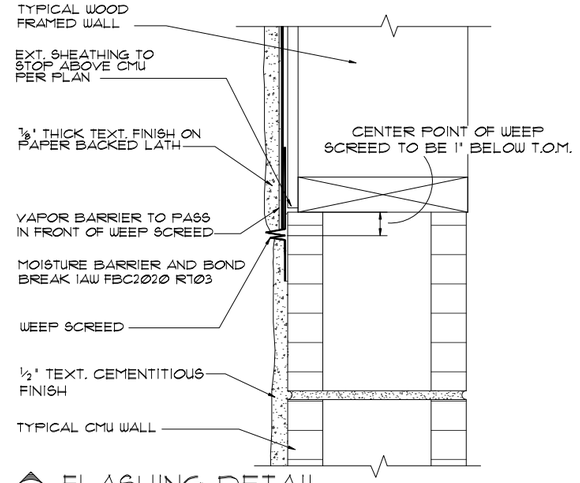
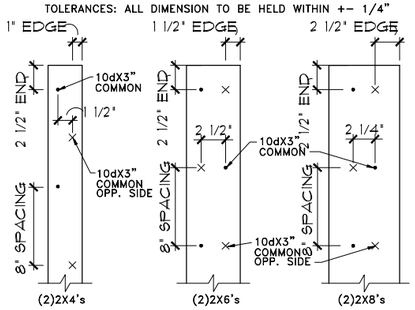
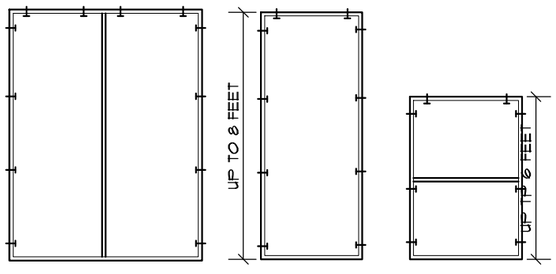


A D3 FLASHING DETAIL
N.T.S.



B 2X BUILT-UP STUD COLUMN DETAILS
1½"=1'-0"



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

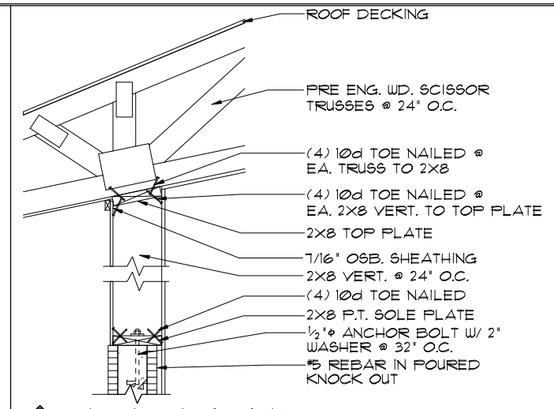
BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 PT AT WINDOWS OR 2x8 PT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

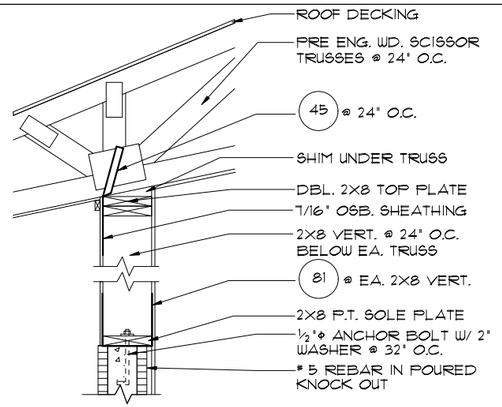
USE MIN. 2½" T-NAILS w/ 1x BUCK. USE MIN. ¼" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

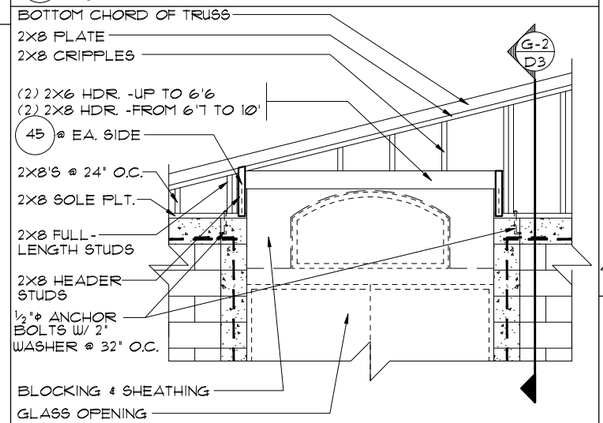
IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4" X 1¾" TAPCONS W/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



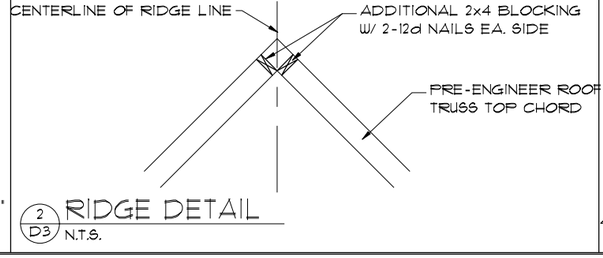
G-6 D3 NON-BEARING
1½"= 1'-0"



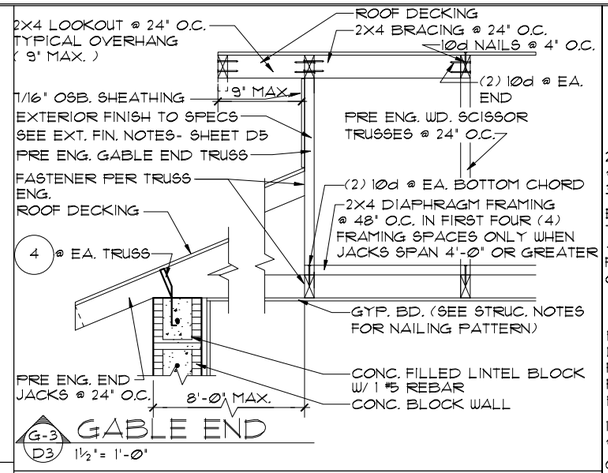
G-1 D3 BEARING
1½"= 1'-0"



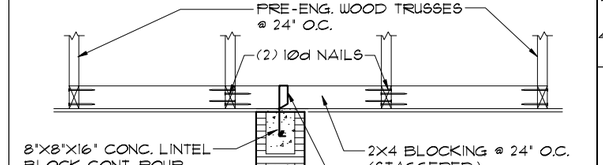
B D3 GABLE END
1½"= 1'-0"



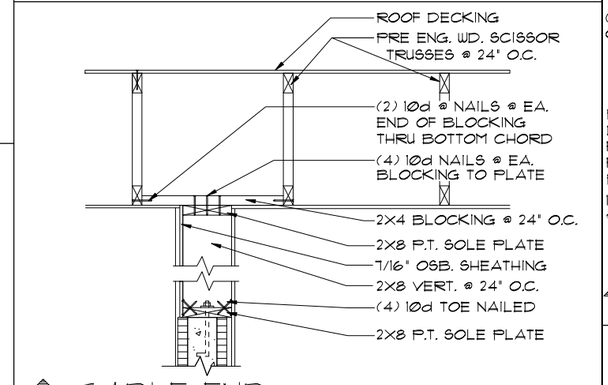
2 D3 RIDGE DETAIL
N.T.S.



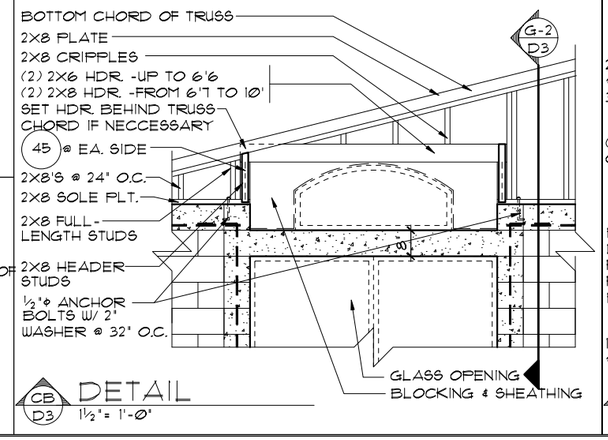
G-3 D3 GABLE END
1½"= 1'-0"



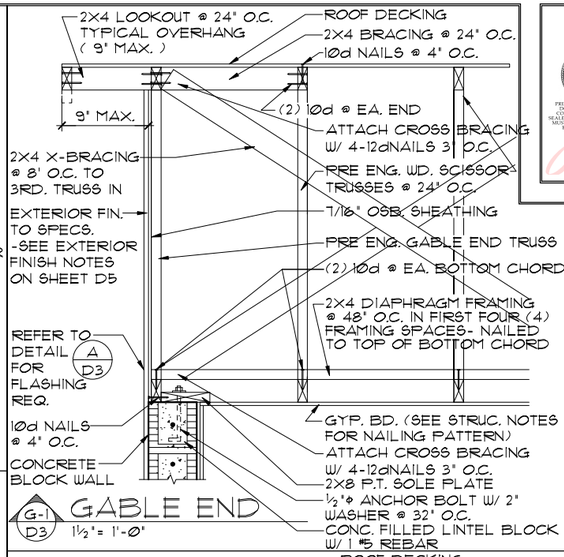
G-4 D3 DETAIL
1½"= 1'-0"



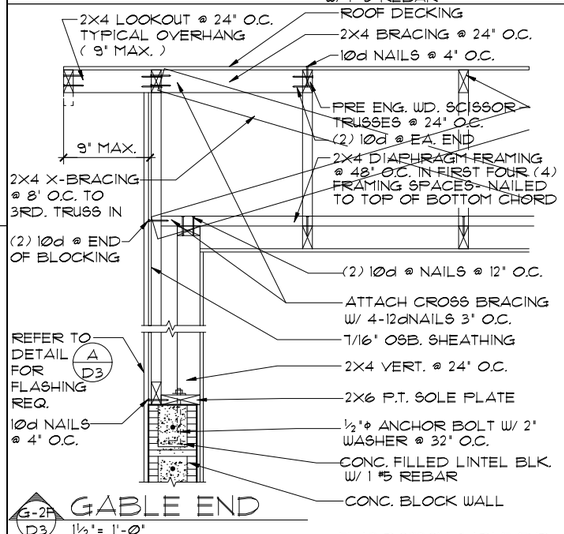
G-5 D3 GABLE END
1½"= 1'-0"



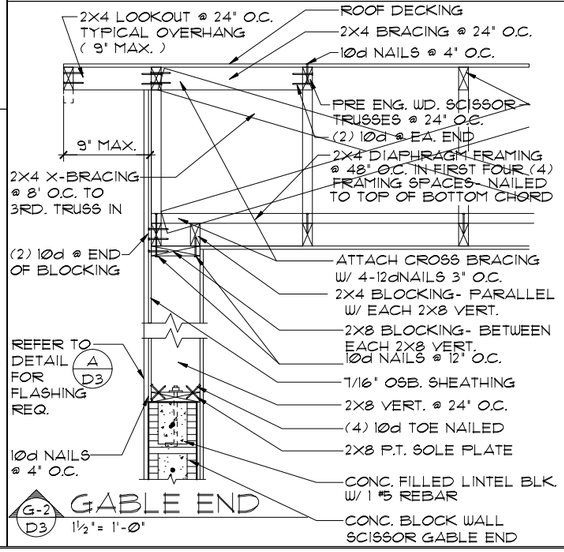
CB D3 DETAIL
1½"= 1'-0"



G-1 D3 GABLE END
1½"= 1'-0"



G-2F D3 GABLE END
1½"= 1'-0"



G-2 D3 GABLE END
1½"= 1'-0"

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DREAM FINDERS

TYPICAL STRUCTURAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB 107
D3 OF SHEETS

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DREAM FINDERS
THE HOME OF A LIFESTYLE YOU'LL

STANDARD DETAILS

DETAILS TYPE "C"

TYPICAL STRUCTURAL DETAILS (2 STORY)

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SEE FLOOR PLAN & ELEVATION SHEETS

DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB 108
SHEET D4
OF SHEETS

30 / D4 — 1'-8" — (3)#5 REBARS — VARIES 4' — 10'

ALTERNATE- EXT. MONO FTG.
37 / D4 (ALT.) — VARIES: 3'-0" MAX. — 8' — 4' — 12" (TYP.) — EXTEND — (3)#5 REBARS — (3)#5 REBARS — #3 TIE BARS @ 12" O.C. — 1'-8" — 4"

31 / D4 — 7½" — ¾" RECESS IS FOR OUT-SWG. DRS. ONLY — 1" — 1'-8" — (3)#5 REBARS — VARIES 4' — 10'

ALTERNATE- EXT. MONO FTG.
38 / D4 (ALT.) — 9" — RECESS SLAB FOR DOOR — ¾" — 8" — VARIES: 3'-0" MAX. — 4' — 12" (TYP.) — EXTEND — (3)#5 REBARS — (3)#5 REBARS — #3 TIE BARS @ 12" O.C. — 1'-8" — 4"

32 / D4 — 9" — ¾" — RECESS FOR SLGL.DR. — 1'-8" — (3)#5 REBARS — VARIES 4' — 10'

ALTERNATE- EXT. MONO FTG.
39 / D4 (ALT.) — F.F. — 8" — VARIES — VARIES: 3'-0" MAX. — 8' — 4' — 12" (TYP.) — EXTEND — (3)#5 REBARS — (3)#5 REBARS — #3 TIE BARS @ 12" O.C. — 1'-8" — 4"

33 / D4 — EXP. JOINT — 1'-8" — (3)#5 REBARS — VARIES — 10'

36 / D4 — 24" — (3)#5 REBARS — 12" — 8"

40 / D4 — 12" — RECESS SLAB FOR GAR. DOOR — ¾" — 4' — 12" — 1'-8" MIN — 2'-6" MAX — (3)#5 REBARS — 1'-8" — 4"

37 / D4 — 7½" — ¾" RECESS IS FOR OUT-SWG. DRS. ONLY — 4' — 12" — 1'-8" MIN — 2'-6" MAX — (3)#5 REBARS — 1'-8" — 4"

42 / D4 — VARIES — 4' — 12" — 1'-8" MIN — 2'-6" MAX — (3) #5 REBARS — 1'-8" — 4"

38 / D4 — 9" — ¾" — RECESS SLAB FOR DOOR — 4' — 12" — 1'-8" MIN — 2'-6" MAX — (3)#5 REBARS — 1'-8" — 4"

39 / D4 — F.F. — 8" — VARIES — 4' — 12" — 1'-8" MIN — 2'-6" MAX — (3)#5 REBARS — 1'-8"

ALT. TRUSS DIR.

1/2"= 1'-0"

SEE DETAIL A / D2 FOR ROOF TYPE, DECK TYPE, FASCIA TYPE AND OVERHANG CONSTRUCTION

2X4 LOOKOUT @ 24" O.C. TYPICAL OVERHANG (12" MAX.)

ROOF DECKING

2X4 BRACING @ 24" O.C.

10d NAILS @ 4" O.C.

9" MAX.

PRE ENG. WD. SCISSOR TRUSSES @ 24" O.C.

(2) 10d @ EA. END

ATTACH CROSS BRACING W/ 4-12dNAILS 3" O.C.

7/16" OSB. SHEATHING

PRE ENG. GABLE END TRUSS

2X4 X-BRACING @ 8'-0" O.C. TO 3RD. TRUS IN

2X4 DIAPHRAGM FRAMING @ 48" O.C. IN FIRST FOUR (4) FRAMING SPACES- NAILED TO TOP OF BOTTOM CHORD

(2) 10d @ END OF BLOCKING

45 @ 32" O.C.

10d NAILS @ 4" O.C.

DBL. 2X4 TOP PLATE

2X4 BALLOON FRAMING @ 16" O.C.

(2) 10d @ EA. BOTTOM CHORD

½" SAG RESISTANT OR ⅝" GYP. BOARD PLACED PERP. TO CLG. FRAMING

ATTACH CROSS BRACING W/ 4-12dNAILS 3" O.C.

½" GYP. BD.

PREMANUFACTURED INSULATION BAFFLE BETWEEN EA. TRUSS

22 @ EA. TRUSS

INSULATION SEE FLOOR PLAN FOR TYPE

SEE DETAIL A / D2 FOR ROOF TYPE, DECK TYPE, FASCIA TYPE AND OVERHANG CONSTRUCTION

½" SAG RESISTANT OR ⅝" GYP. BOARD PLACED PERP. TO CLG. FRAMING

(2) 2X HEADER (2X8) SPAN UP TO 6' (2X12) SPAN 6' TO 12'

81 @ 32" O.C. STUD TO TOP PLATE

WINDOW (REFER TO FLOOR PLAN & ELEV. FOR DESIGNATIONS)

STOOL

STRUCTURAL SHEATHING ATTACHED PER NAILING SCHEDULE SEE DETAIL 1 / D5

R-13 INSUL.

2X4 STUDS @ 16" O.C.

2X4 BOT. PLT. W/ (2) 12d NAILS @ 12" O.C.

8d NAILS 3" O.C. WALL SHEATH. TO EACH VERT. WEB

WOOD BASE

2X4 BLOCKING @ EA. HURRICANE STRAP

FINISH FLOOR

GABLE END FLOOR TRUSS W/ 4 W/ (10) 10d X 1 ½" NAILS @ 32" O.C.

16" PRE-ENG. FLOOR TRUSS SYSTEM

REFER TO DETAIL A / D3 FOR FLASHING REQ.

SEE FLOOR PLAN & ELEVATION SHEETS

½" SAG RESISTANT OR ⅝" GYP. BOARD PLACED PERP. TO CLG. FRAMING

2X4 BOT. PLT. W/ (2) 12d NAILS @ 12" O.C.

8d NAILS 3" O.C. WALL SHEATH. TO EACH TRUSS

16" PRE-ENG. FLOOR TRUSS

2X CONT. RIBBON TOP & BOTTOM W/ (2) 10d NAILS TO EA. TRUSS

4 W/ (10) 10d X 1 1/2" NAILS @ EACH TRUSS

REFER TO DETAIL A / D3 FOR FLASHING REQ.

8X8 CONC. LINTEL BLOCK REINFORCED W/CONC. & (1) #5 REBAR CONTINUOUS

SEE FLR. PLAN FOR GARAGE CLG. SPECS.

SEE FLOOR PLAN & ELEVATION SHEETS

8" MIN

GRADE

BOTTOM OF FTG 12" MIN BELOW GRADE (TYP)

1 #5@ DOWEL @ SPECIFIED LOCATIONS (SEE FOUNDATION PLAN)

ALT. MONOLITHIC FOOTING

ALT. JOIST DIR.

1/2"= 1'-0"

W2 / D4 TYP. WALL SECTION

1/2"= 1'-0"

PREMANUFACTURED INSULATION BAFFLE BETWEEN EA. TRUSS

22 @ EA. TRUSS

PRE-ENG. WD.TRUSSES @ 24" O.C.

SEE DETAIL A / D2 FOR ROOF TYPE, DECK TYPE, FASCIA TYPE AND OVERHANG CONSTRUCTION

INSULATION SEE FLOOR PLAN FOR TYPE

½" SAG RESISTANT OR ⅝" GYP. BOARD PLACED PERP. TO CLG. FRAMING

2x4 DBL. TOP PLATE

81 @ EA. STUD

EXTERIOR FINISH TO SPECS SEE EXTERIOR FINISH NOTES ON SHEET D5

2x4 BLOCKING EQUALLY SPACED

2x4 BLOCKING @ 24" O.C.

½" GYP. BD.

½"ø ANCHOR BOLT W/ 2" WASHER @ 24" O.C.

2x4 @ 16" O.C.

2X4 P.T. SOLE PLATE

2x4 @ 24" O.C.

8d NAILS @ 6" O.C.

R-13 BATT INSULATION

REFER TO DETAIL A / D3 FOR FLASHING REQ.

81 EA. 2X4 VERT.

8X8 CONC. LINTEL BLOCK- SEE FLOOR PLAN FOR REINFORCEMENT

½" GYP. BD. ON 1"X2" P.T. FURRING W/R-3 RIGID INSULATION

30" MIN LAP

EXTERIOR FINISH TO SPECS SEE EXTERIOR FINISH NOTES ON SHEET D5

30"

8X8X16 CONC. BLOCK WALL

1 #5@ REBAR IN FILLED CELL - SEE FOUNDATION PLAN FOR LOCATION

30"

WOOD BASE

FINISH FLOOR

SEE FLOOR PLAN & ELEVATION SHEETS

8" MIN

GRADE

BOTTOM OF FTG 12" MIN BELOW GRADE (TYP)

1 #5@ DOWEL @ SPECIFIED LOCATIONS (SEE FOUNDATION PLAN)

ALT. MONOLITHIC FOOTING

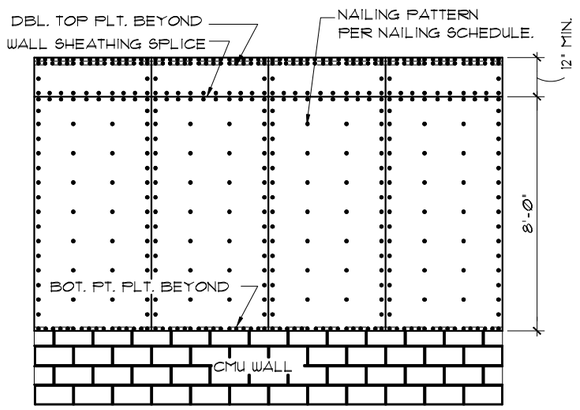
W1 / D4 TYP. WALL SECTION

1/2"= 1'-0"

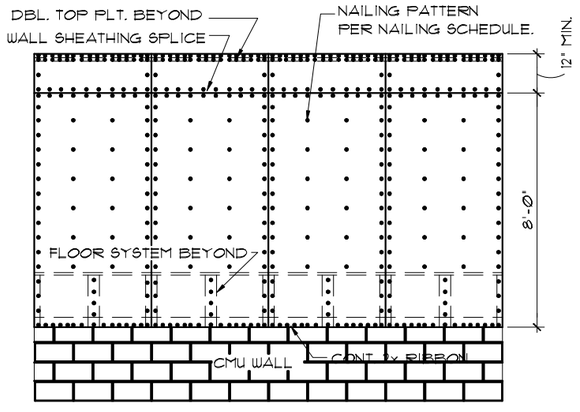
NOTE:
1/2" PLYWOOD OR 7/16" O.S.B. TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D. EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS, SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM PLT. TO T.O.M.

NAILING SCHEDULE:

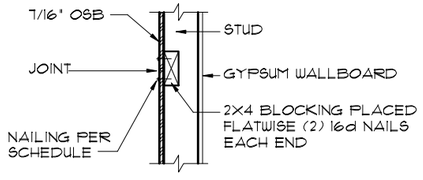
(2)ROWS @ 3" O.C. AT TOP AND (1)ROW AT BOTTOM OF WALL, 6" O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



A SHEATHING ELEV. BALLOON FRAMING N.T.S.

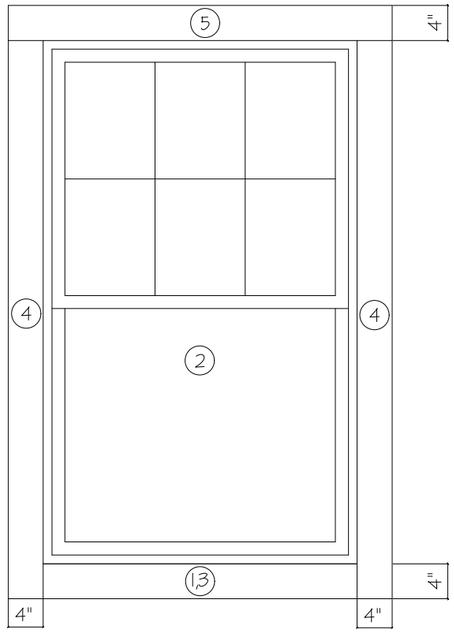


B SHEATHING ELEV. 2-STORY FRAMING N.T.S.



C SHEATHING BLOCKING @HORIZONTAL JOINTS N.T.S

1 D5 SHEATHING UPLIFT DETAILS N.T.S.



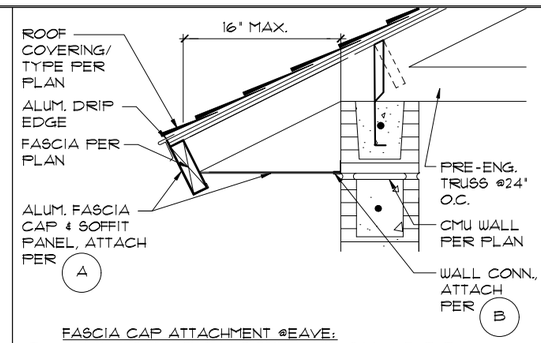
INSTALLATION NOTES:
1. THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD ANS SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.
2. CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNGS) TO AVOID "BOWED OUT" INSTALLATION.
3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
4. PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE SHIMS MAY BE REMOVED.
5. INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1". KEEP WINDOW LOCKED UNITL ALL SIDES ARE SECURED.
6. CAULK OVER FASTENERS AND ANY FASTENER SLOTS NOT USED.
7. CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
8. INSULATE AROUND PERIMETER WITH BATT TYPE INSUALTION. DO NOT USE EXPANDABLE FOAM. THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.
9. FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
10. CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHICH SURROUNDS WINDOW).

FLASHING SEQUENCING:
1. APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
2. SET WINDOW UNIT.
3. APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

NOTE:
SELF-ADHESIVE TYPE FLASHING IS A GENERIC TERM. SEE SPECIFICATIONS FOR MATERIAL TO BE USED.

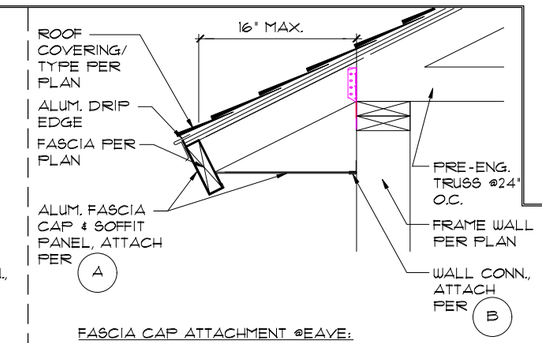
IMPORTANT:
IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.
DO NOT USE MURIATIC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE UNDER WARRANTY IF EXPOSED TO MURIATIC ACID.
DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING.
ALL WARRANTIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.

2 D5 WINDOW FLASHING DETAIL N.T.S.



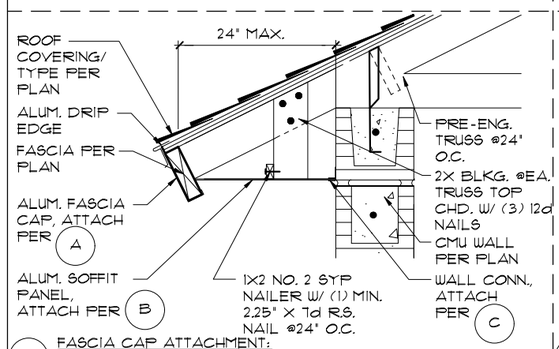
A FASCIA CAP ATTACHMENT @EAVE:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.
PANEL ATTACHMENT @EAVE:
(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

B F-CHANNEL ATTACHMENT @WALL:
(1) 14GA. 5/8" LONG T NAIL OR 9GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



A FASCIA CAP ATTACHMENT @EAVE:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @36" O.C.
PANEL ATTACHMENT @EAVE:
(1) MIN. 3/8X3/8" CROWN STAPLE @16" O.C.

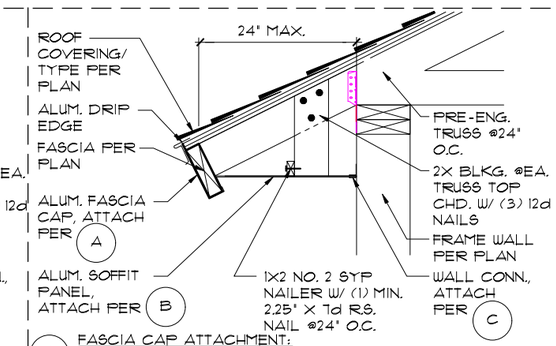
B F-CHANNEL ATTACHMENT:
(1) MIN. 3/8" HEAD DIA. NAIL, MIN. 1.25" EMBED. @24" O.C.



A FASCIA CAP ATTACHMENT:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

B PANEL ATTACHMENT @CENTER:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X Ø.Ø72"Φ NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
PANEL ATTACHMENT @EAVE:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

C F-CHANNEL ATTACHMENT @WALL:
(1) 14GA. 5/8" LONG T NAIL OR 9GA., MIN. 5/8" LONG STUB NAIL W/ 3/8" DIA. HEAD @8" O.C.



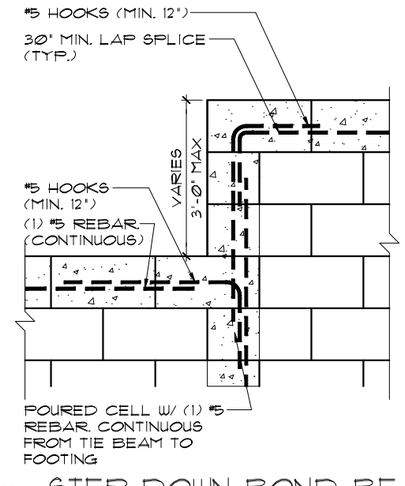
A FASCIA CAP ATTACHMENT:
(1) MIN. 1-3/4" LONG X Ø.Ø12Φ X MIN. 3/16" HEAD DIA. TRIM NAIL @16" O.C.

B PANEL ATTACHMENT @CENTER:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE SECURING THE NAILER OF EA. FEMALE LOCK OR @16" O.C. SECURING EA. PANEL LAP & (1) MIN. 1-3/4" X Ø.Ø72"Φ NAIL W/ MIN. 3/16" HEAD DIA. @4" O.C.
PANEL ATTACHMENT @EAVE:
(1) 18GA. 1/4" CROWN X 1" LEG STAPLE @8" O.C.

C F-CHANNEL ATTACHMENT @WALL:
(3) 18GA. 1/4" CROWN X 1" LEG STAPLES IN DIAMOND PATTERN @16" O.C.

NOTE:
-SOFFIT DETAILS ARE DESIGNED IAW PRODUCT MANUFACTURER SPECIFICATIONS (FL#12194.1)

3 D5 SOFFIT DETAILS 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)



4 D5 STEP DOWN BOND BEAM 1/2"=1'-0" (11X17) 1"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS ONLY.
6. STUCCO APPLICATION MUST BE IAW R703.7.4 OF THE 7TH EDITION, FBCR. 2020
7. UNDERLAYMENT REQUIREMENTS MUST BE IAW R905.1.1 OF THE 7TH EDITION, FBCR. 2020

Item 4.
Digitally signed by Maria Ferreira
Date: 2022.07.08 14:47:13 -04'00'

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DREAM FINDERS
TYPICAL STRUCTURAL DETAILS
STANDARD DETAILS
DETAILS TYPE "C"
DATE 04-18-17
SCALE AS NOTED
DRAWN JR & RDC
JOB 109
D5
OF SHEETS

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DREAM FINDERS
THE MARK OF A QUALITY HOME

ARCHITECTURAL REVIEW BOARD

5058 WIMBERLEY
December 2022

PREPARED FOR:

5058 WIMBERLEY A

DREAM FINDERS HOMES

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT SPECIFIC INFORMATION

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CODE 2020

REVISIONS	02-11-22	BY: DH
LA:	02-11-22	BY: DH

Item 4.

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COVER SHEET

5058 WIMBERLEY

DREAM FINDERS HOMES

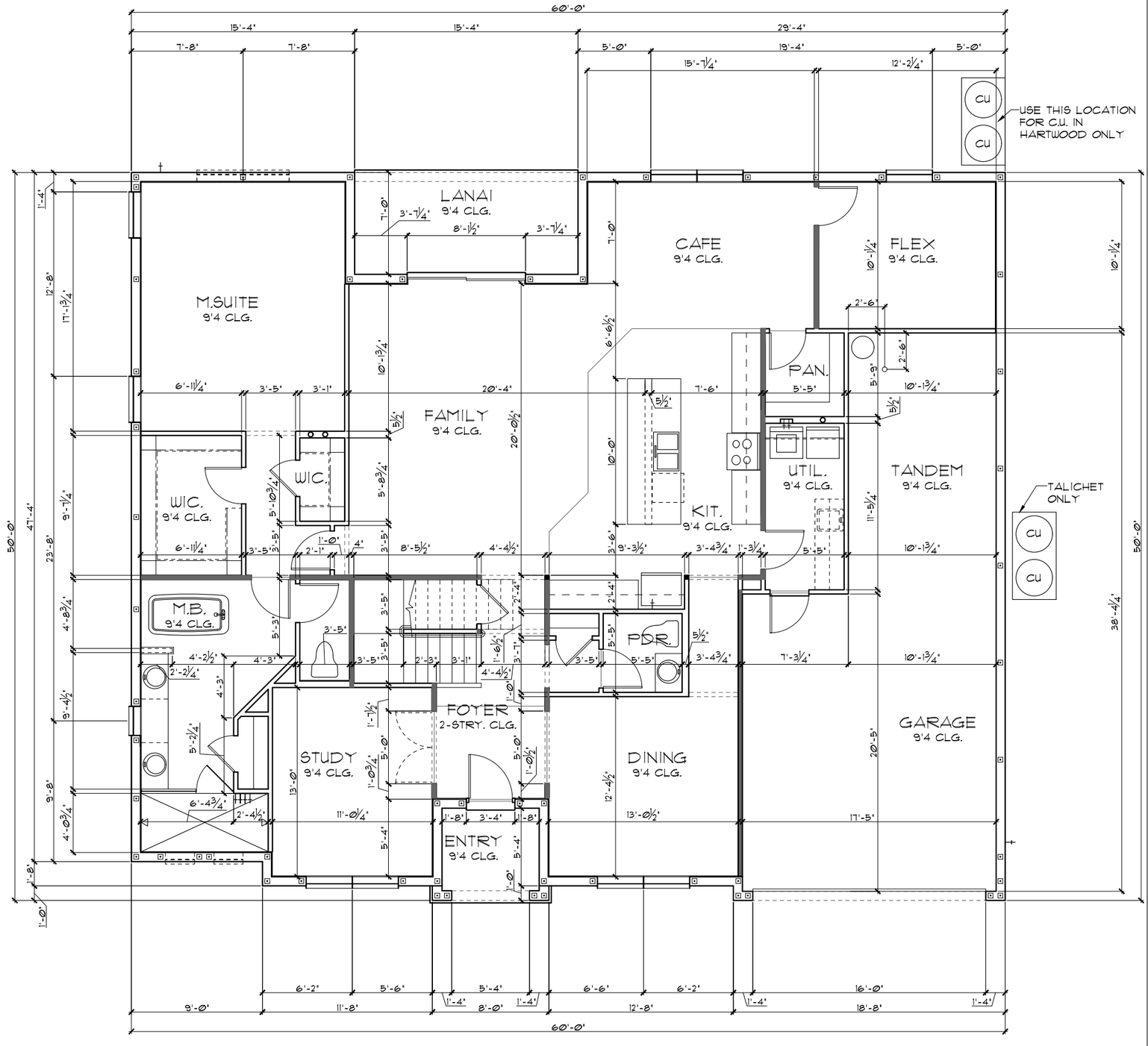
DATE 02-28-20

SCALE AS NOTED

DRAWN RDC

JOB 5058

OF 0 SHEETS



TABULATION		
UPPER LIVING	2,925	SF.
LOWER LIVING	2,227	SF.
TOTAL LIVING	5,152	SF.
GARAGE	573	SF.
ENTRY	44	SF.
LANAI	107	SF.
TOTAL UNDER ROOF	5,876	SF.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

FLOOR PLAN W/ DIMENSIONS "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 02-11-22 BY: DH

REVISIONS	02-11-22	BY: DH

CODE 2020

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DREAM FINDERS HOMES

5058 WIMBERLEY

FLOOR PLAN W/ DIMENSIONS

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058

A2A.0

OF 0 SHEETS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT SPECIFIC INFORMATION

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LOAD INFORMATION

PER 2020 FLORIDA RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FLL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.)
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION

PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

1. BASIC WIND SPEED: 140 MPH
2. WIND IMPORTANCE FACTOR: N/A
3. BUILDING CATEGORY: B
4. INTERNAL PRESSURE COEFFICIENT: +/-.18, INCLUDED IN NOTE #5
5. COMPONENT / CLADDING DESIGN WIND PRESSURE: SEE PLAN

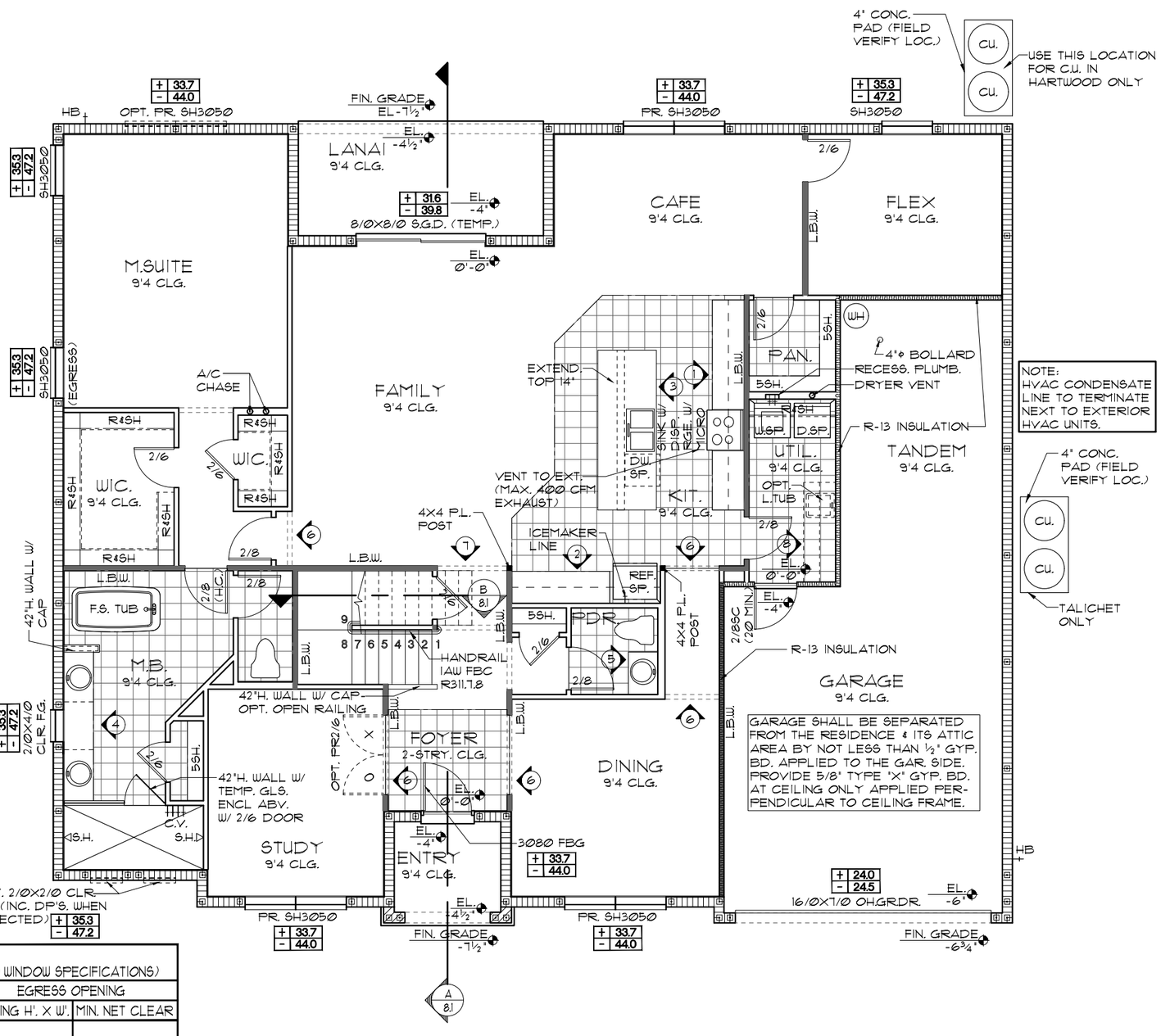
+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXTER. WALL @ FLOOR TRUSS LEVEL
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. NOT USED
6. DENOTES CONC. BLOCK WALL HGT. @ 9'-4" A.F.F.
   DENOTES CONC. BLOCK WALL HGT. @ 12'-0" A.F.F.
7. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS
8. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
9. ANCHOR THE CONDENSER UNIT TO SLAB PER CODE: M1307.2 + 1307.3.1
10. ALL INTER. FIRST FLOOR CEILINGS AT 9'-4" UNLESS NOTED OTHERWISE.
    ALL INTER. SECOND FLOOR CEILINGS AT 9'-0" UNLESS NOTED OTHERWISE.

NOTE:
STANDARD C.U. LOCATION SHOWN.
CAN BE RELOCATED PER PLOT PLAN



NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: 6'-8" U.N.O. - VERIFY WITH COLOR SHEET.

NOTE: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜ INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1⅜ INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS IAW R302.5.1 OF THE FBCR 2020, 7TH ED.

WINDOW SCHEDULE

(ROUGH OPENINGS ARE APPROXIMATE ONLY, REFER TO WINDOW SPECIFICATIONS)

WINDOW- FIN (SINGLE HUNG)	ROUGH OPENING		EGRESS OPENING	
	FRAME	BLOCK	OPENING H'. X W'.	MIN. NET CLEAR
SH2030	24" X 36"			
SH2040	24" X 48"			
SH3030	36" X 36"			
SH3040	36" X 48"			
SH3050	36" X 60"		26.62" X 30.87"	5.71 SQFT
SH3060	36" X 72"		32.62" X 30.87"	7.00 SQFT
SH4040	48" X 48"			
SH4050	48" X 60"		26.62" X 42.87"	7.93 SQFT
SH4060	48" X 72"		32.62" X 42.87"	9.71 SQFT

FLOOR PLAN W/ NOTES "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 02-11-22 BY: DH

Item 4.

REVISIONS 02-11-22 BY: DH

CODE 2020

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DREAM FINDERS

FLOOR PLAN W/ NOTES

5058 WIMBERLEY
DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058
SHEET A1.0
OF 0 SHEETS

LOT SPECIFIC INFORMATION

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

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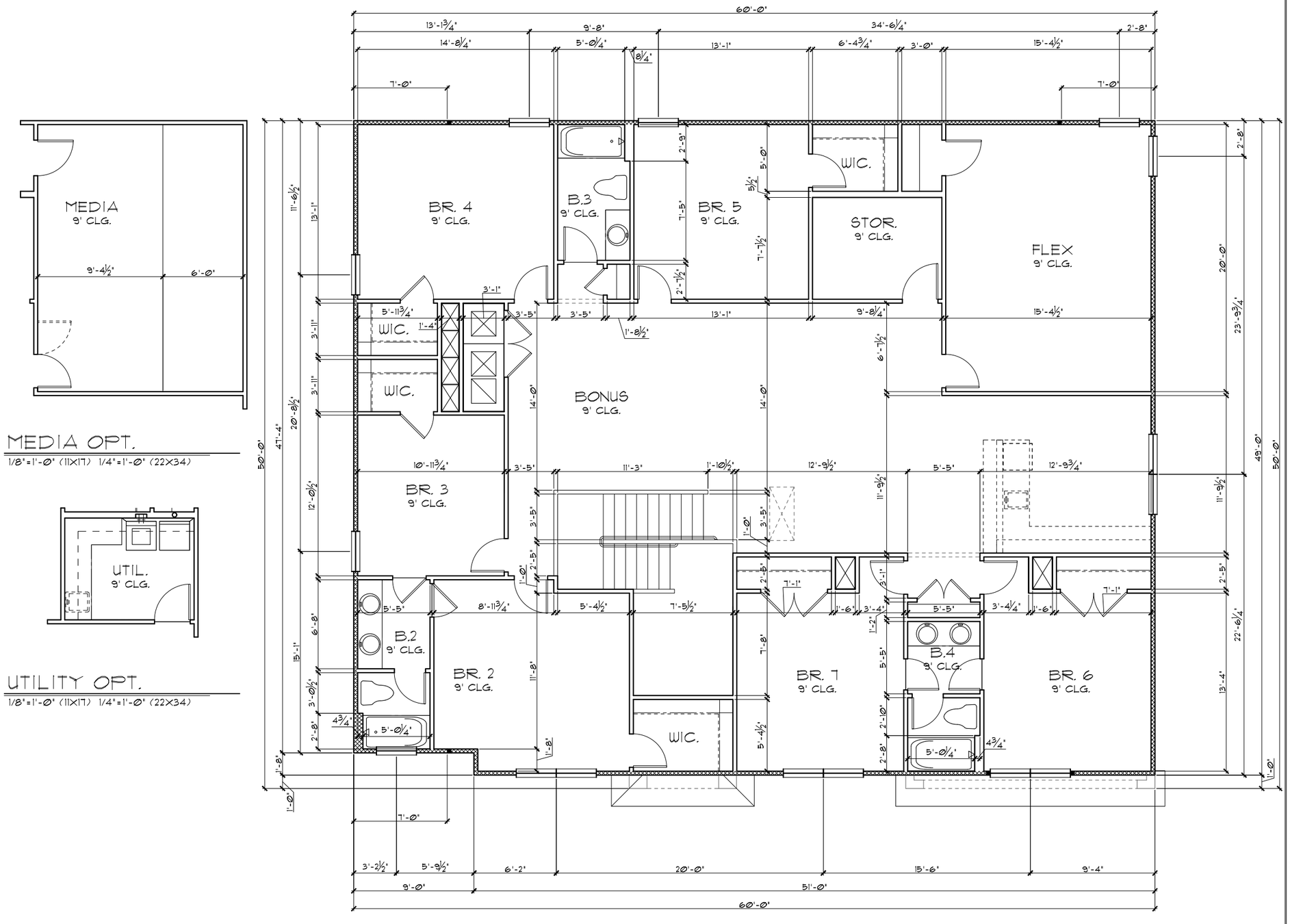

MEDIA OPT.

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

UTILITY OPT.

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3½" UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7½" UNLESS NOTED OTHERWISE.
5. PULL ALL DIMENSIONS FROM THE REAR OF PLAN.

UPPER FLOOR PLAN W/ DIMENSIONS "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

LA: 02-11-22 BY: DH

REVISIONS	02-11-22	BY:	DH

CODE 2020

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DREAM FINDERS

UPPER FLOOR PLAN W/ DIMENSIONS

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058

A.0

OF 0 SHEETS

LOAD INFORMATION
PER 2020 FLORIDA RESIDENTIAL CODE

DEAD LOADS

FLOOR:	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	PARTITIONS	5 PSF
	TOTAL	20 PSF
ROOF:	SHEATHING	5 PSF
	STRUCTURE	7 PSF
	CEILINGS	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS

RESIDENTIAL FLOOR:	40 PSF
ATTIC WITHOUT STORAGE:	10 PSF
ATTIC WITH LIMITED STORAGE:	20 PSF
GUARDRAILS & HANDRAILS:	200 LBS
GUARDRAILS IN-FILL COMP.:	50 PSF
SLEEPING ROOMS:	30 PSF
ROOMS OTHER THAN SLEEPING:	40 PSF
STAIR LIVE LOAD:	40 PSF

ROOF LIVE LOADS

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ. FT.)
FOR ANY STRUCTURAL MEMBER

ROOF SLOPE	0-200	201-600	OVER 600
0:12 < 4:12	20	16	12
≥ 4:12 < 12:12	16	14	12
≥ 12:12	12	12	12

WIND INFORMATION
PER 7TH EDITION, 2020 FLORIDA BUILDING RESIDENTIAL CODE

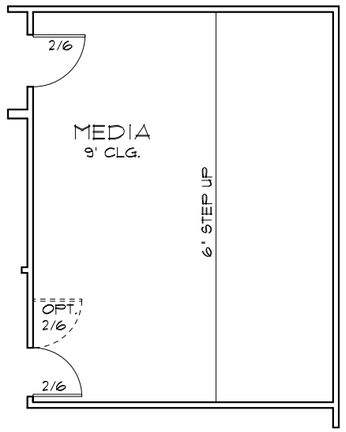
1. BASIC WIND SPEED: ---------- 140 MPH
2. RISK CATEGORY: ---------- II
3. WIND EXPOSURE: ---------- B
4. INTERNAL PRESSURE ---- +/-.18, INCLUDED COEFFICIENT: IN NOTE #5
5. COMPONENT / CLADDING ----- SEE PLAN DESIGN WIND PRESSURE:

+ XXX	DESIGN WIND PRESSURE IAW FLA
- XXX	RESIDENTIAL CODE, SECTION R301

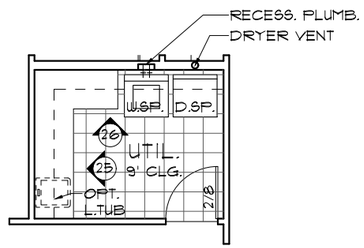
NOTE: DESIGN PRESSURES BASED ON BASIC WIND SPEED AND NOT ULTIMATE WIND SPEED.

GENERAL NOTES

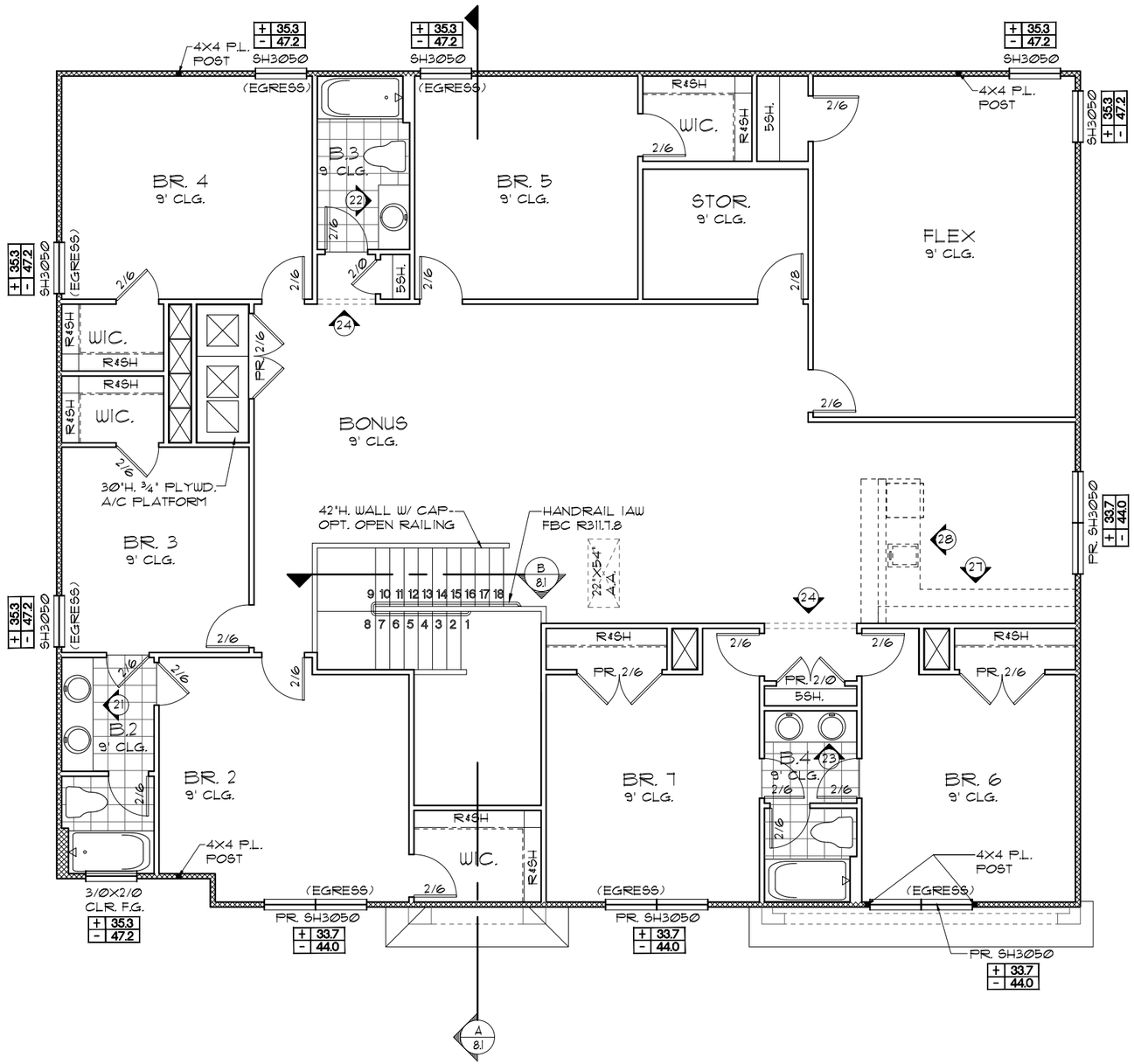
1. PROVIDE RECESS HOT & COLD WATER WITH DRAIN @ WASHER SPACE.
2. VENT DRYER THRU EXT. WALL OR ROOF
3. PROVIDE COLD WATER LINE FOR ICE MAKER LINE @ REF. SPACE.
4. DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
5. REFER TO DETAIL SHEETS FOR FLASHING REQUIREMENTS AT ALL WOOD TO MASONRY INTERFACES
6. ALL 2ND. FLR. INTERIOR CEILINGS AT **9'-0"** UNLESS NOTED OTHERWISE.
7. DENOTES EXT. LOAD BRG. WALL HGT. @ **9'-0" A.F.F.**
8. REFER TO TYPICAL DETAIL SHEET FOR EXTERIOR WALL FINISH SPECIFICATIONS



MEDIA OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



UTILITY OPT.
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



UPPER FLOOR PLAN W/ NOTES "A"
1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ALL INTERIOR DOORS ON THIS FLOOR TO BE: **6'-8"** U.N.O. - VERIFY WITH COLOR SHEET.

THIS STRUCTURE IS DESIGNED TO WITHSTAND 140 MPH WINDS PER THE FLORIDA RESIDENTIAL CODE 2020 7TH EDITION

LOT SPECIFIC INFORMATION

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LA: 02-11-22 BY: DH

CODE 2020

REVISIONS	02-11-22	BY: DH

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RDC

DREAM FINDERS HOMES

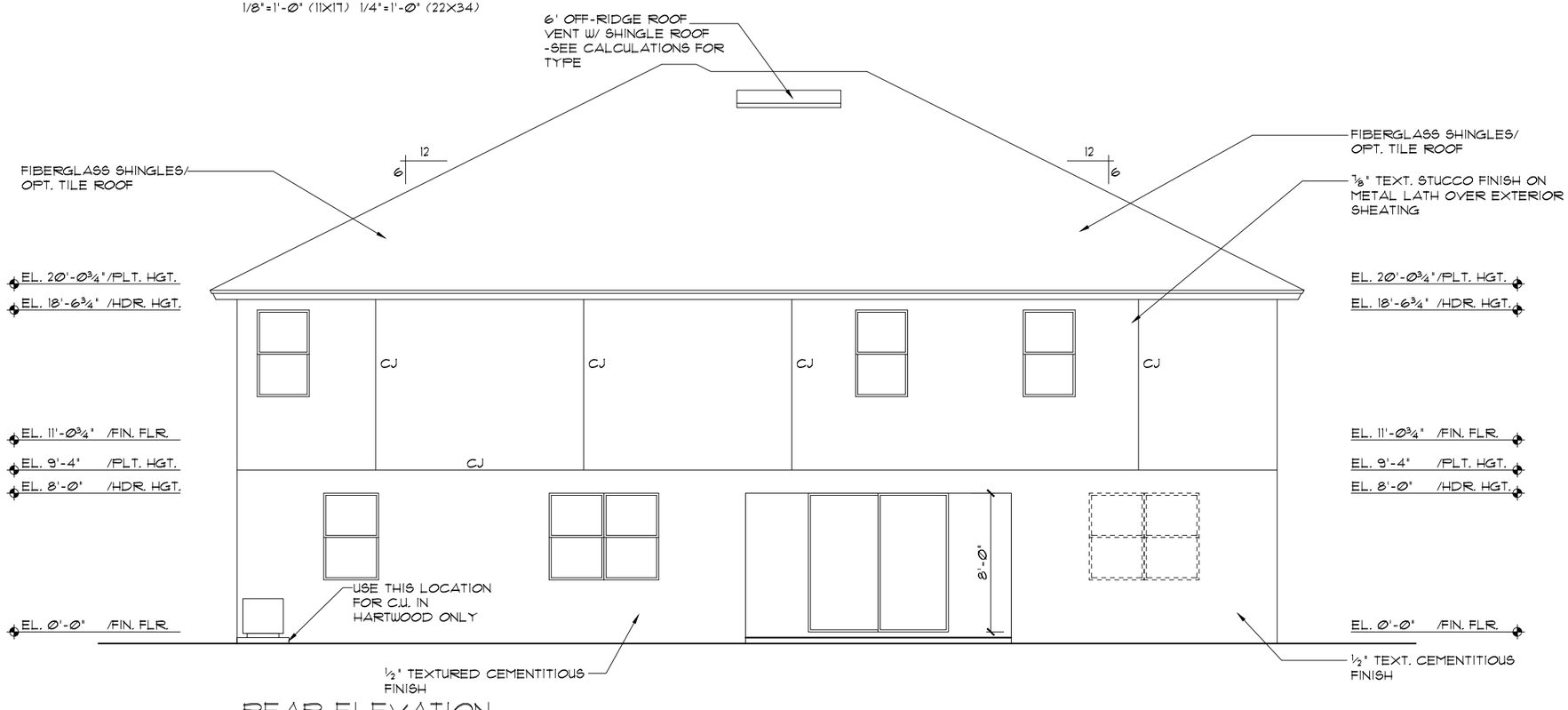
5058 WIMBERLEY

UPPER FLOOR PLAN W/ NOTES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058
SHEET	A.0
OF	0 SHEETS

FRONT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)



REAR ELEVATION

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. "ZIP SYSTEMS" WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.

NOTE: ADD N/A SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

BY: DH
LA: 02-11-22

Item 4.

REVISIONS 02-11-22 BY: DH

CODE 2020

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DREAM FINDERS

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EXTERIOR ELEVATION
FRONT AND REAR

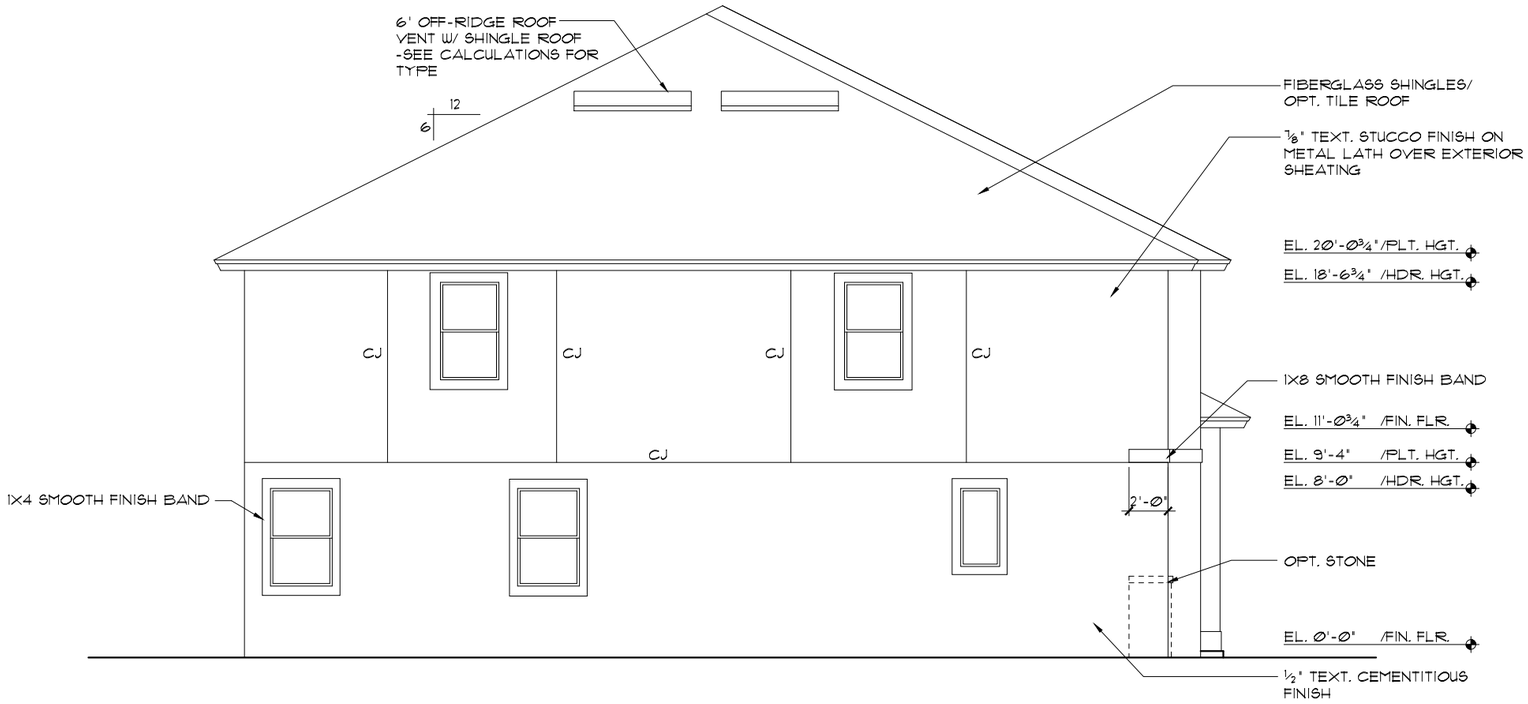
5058 WIMBERLEY

DREAM FINDERS HOMES

DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058

A0.0

OF 0 SHEETS

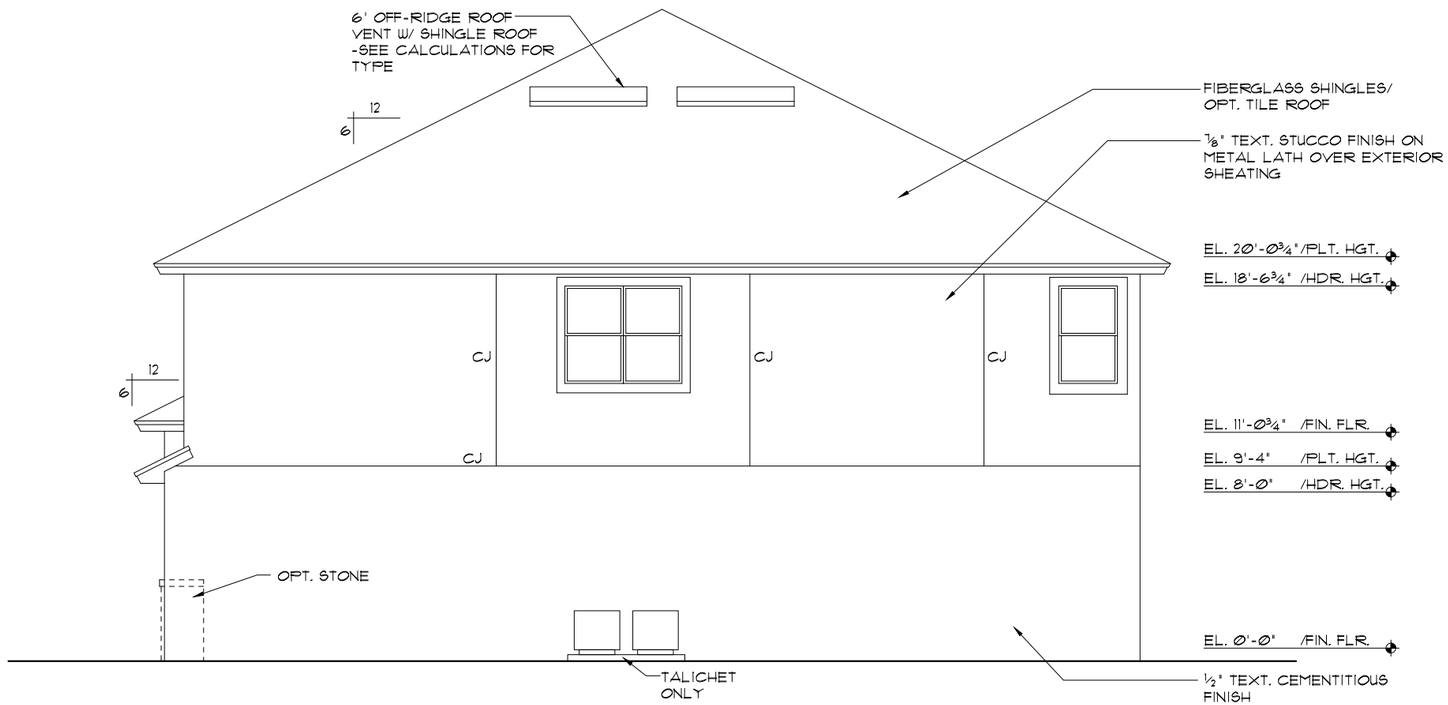


LEFT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

EXTERIOR FINISH NOTES

1. LATH TO BE ATTACHED IAW R703.7.1 OF THE 7TH EDITION, FBCR. 2020
2. PLASTERING TO BE WITH PORTLAND CEMENT, INSTALLED IAW R703.7.2 OF THE 7TH EDITION, FBCR. 2020
3. WEEP SCREED TO BE INSTALLED IAW R703.7.2.1 OF THE 7TH EDITION, FBCR. 2020
4. WATER RESISTANT BARRIER TO BE INSTALLED IAW R703.7.3 OF THE 7TH EDITION, FBCR. 2020
5. 'ZIP SYSTEMS' WALL AND ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE FOR WALL AND ROOF SHEATHING AND VAPOR BARRIER, ON EXTERIOR WALLS AND ROOF.



RIGHT ELEVATION "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

NOTE: ADD N/A SMOOTH FINISH BANDS TO ALL WINDOWS, DOORS & S.G.D.S (TYP @ SIDES & REAR ELEVATIONS)

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CODE 2020

BY:	DH
REVISIONS	02-11-22
BY:	DH

LA: 02-11-22 BY: DH

Item 4.

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DREAM FINDERS

EXTERIOR ELEVATION
LEFT AND RIGHT

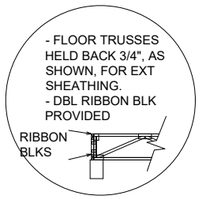
5058 WIMBERLEY

DREAM FINDERS HOMES

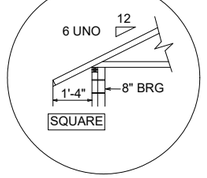
DATE	02-28-20
SCALE	AS NOTED
DRAWN	RDC
JOB	5058

A.0

OF 0 SHEETS



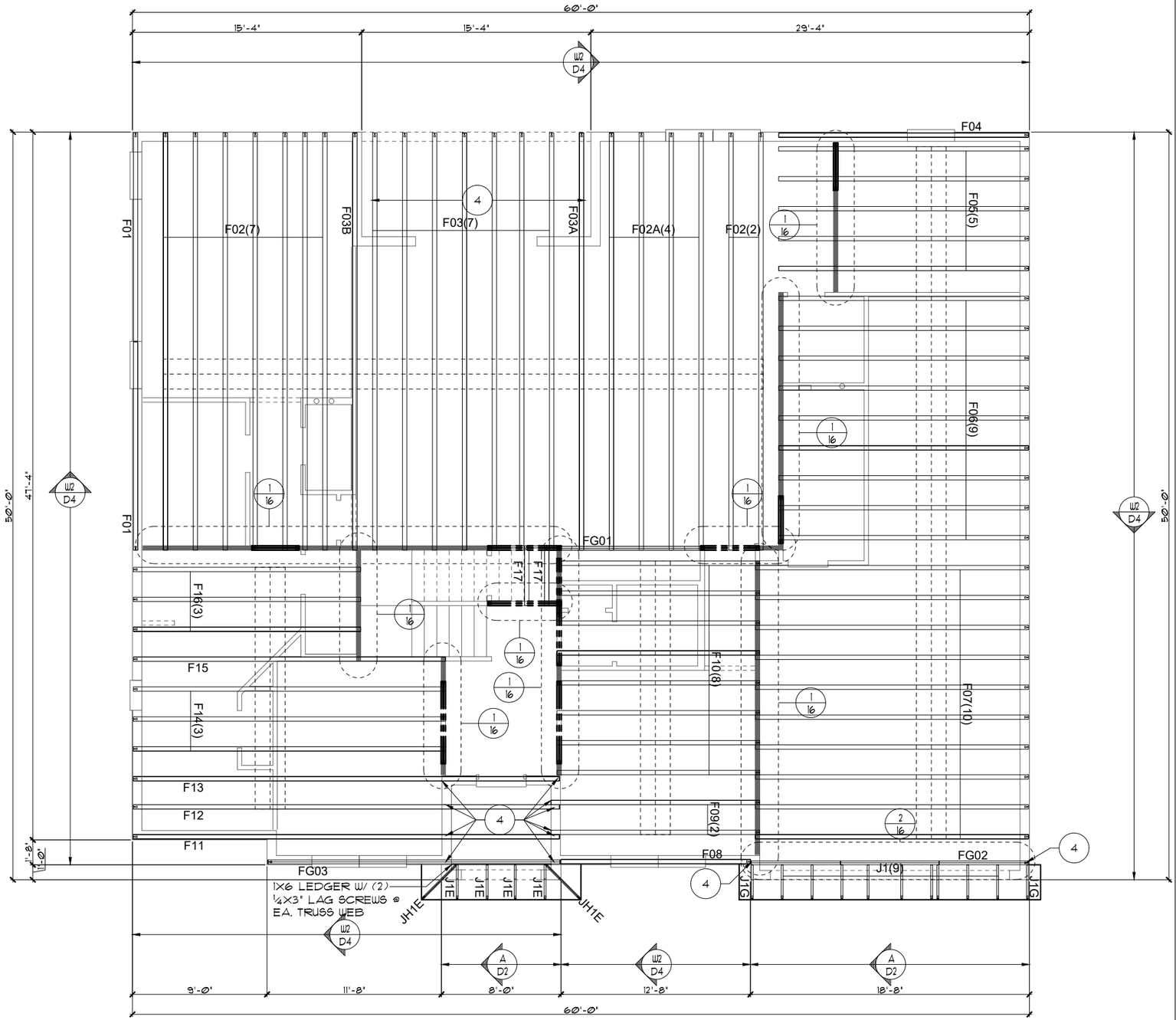
FLOOR DBL RIBBON BLK DETAIL
1X



O/H DETAIL
1X

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **9"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **16"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE.
4. ALL ROOF TRUSSES, GIRDERS, BEAMS, HEADERS, ETC. TO BE SIZED BY TRUSS MANUFACTURER OR FL. REG. ENG.
5. TRUSSES SHALL BE BRACED TO PREVENT ROTATION & PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR BUILDING & ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI 1.
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH ED. R905.3
   OR
   SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH ED. R905.1.1



TRUSS LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.

LA: 02-11-22 BY: DH

REVISIONS	02-11-22	BY: DH

CODE 2020

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DREAM FINDERS

TRUSS LAYOUT

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058

118

OF 0 SHEETS

LOT SPECIFIC INFORMATION

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ATTIC VENTILATION CALCULATIONS

PER FBC 2020, 7TH EDITION R806: MIN. 40% - MAX. 50% OF REQUIRED VENTILATION TO BE IN UPPER PORTION OF ATTIC SPACE AND THE BALANCE TO BE IN LOWER PORTION (EAVES).

THE MINIMUM NET VENTILATION AREA SHALL BE 1/300 OF VENTED SPACE:

TOTAL VENTED SPACE: 2925S.F. / 300 = 9.75SF NET FREE REQUIRED

UPPER PORTION VENTILATION TOTAL: 4.35SF
PROVIDED W/OFF RIDGE VENTS: 5 VENTS @ .87S.F. /VENT.
(TILE:O'HAGIN MODEL 'S'(.855F.), SHINGLE: LOMANCO 770-D (4'=.798S.F., 6'=.87S.F.)
LOWER PORTION VENTILATION TOTAL: 19.14SF
PROVIDED W/SOFFITS @ EAVE: 280LF. @ 0.0875SF VENTING/L.F.

UPPER PORTION PERCENTAGE: 45%
LOWER PORTION PERCENTAGE: 55%

BEAM SCHEDULE

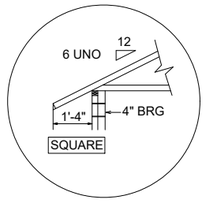
BEAM 1: (2) 2X12'S W/ ½" PLYWD. FLITCH PLATE
BEAM 2: (2) PLY 1-3/4"X12" LVL
BEAM 3: (3) PLY 1-3/4"X12" LVL

HEADER SCHEDULE

H-1: (2) 2X8'S W/ ½" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. NO ADDITIONAL STRAPPING IS REQ'D.

H-2: (2) 2X12'S W/ ½" PLYWD. FLITCH PLATE W/ (6) 16d NAILS EA. END TO BYPASS STUDS. PROVIDE (2) JACK & (2) BYPASS STUDS EA. END W/ ST-18 & SPH6 EA. STUD & A.B. W/1 6"

NOTE: FOR WALL WIDTHS GREATER THAN 3-1/2", REFER TO BOX HEADER DETAIL 6/ D1 FOR PROPER INSTALLATION OF HEADER



O/H DETAIL
1X

NOTES

1. TYPICAL ROOF GABLE OVERHANG TO BE **9"** UNLESS OTHERWISE NOTED.
2. TYPICAL ROOF EAVES OVERHANG TO BE **16"** UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL FLASHING AND ROOFING AS PER NATIONAL ROOFING AND SHEET METAL ASSOC. STANDARDS AND/ OR ACCEPTABLE INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL CODE.
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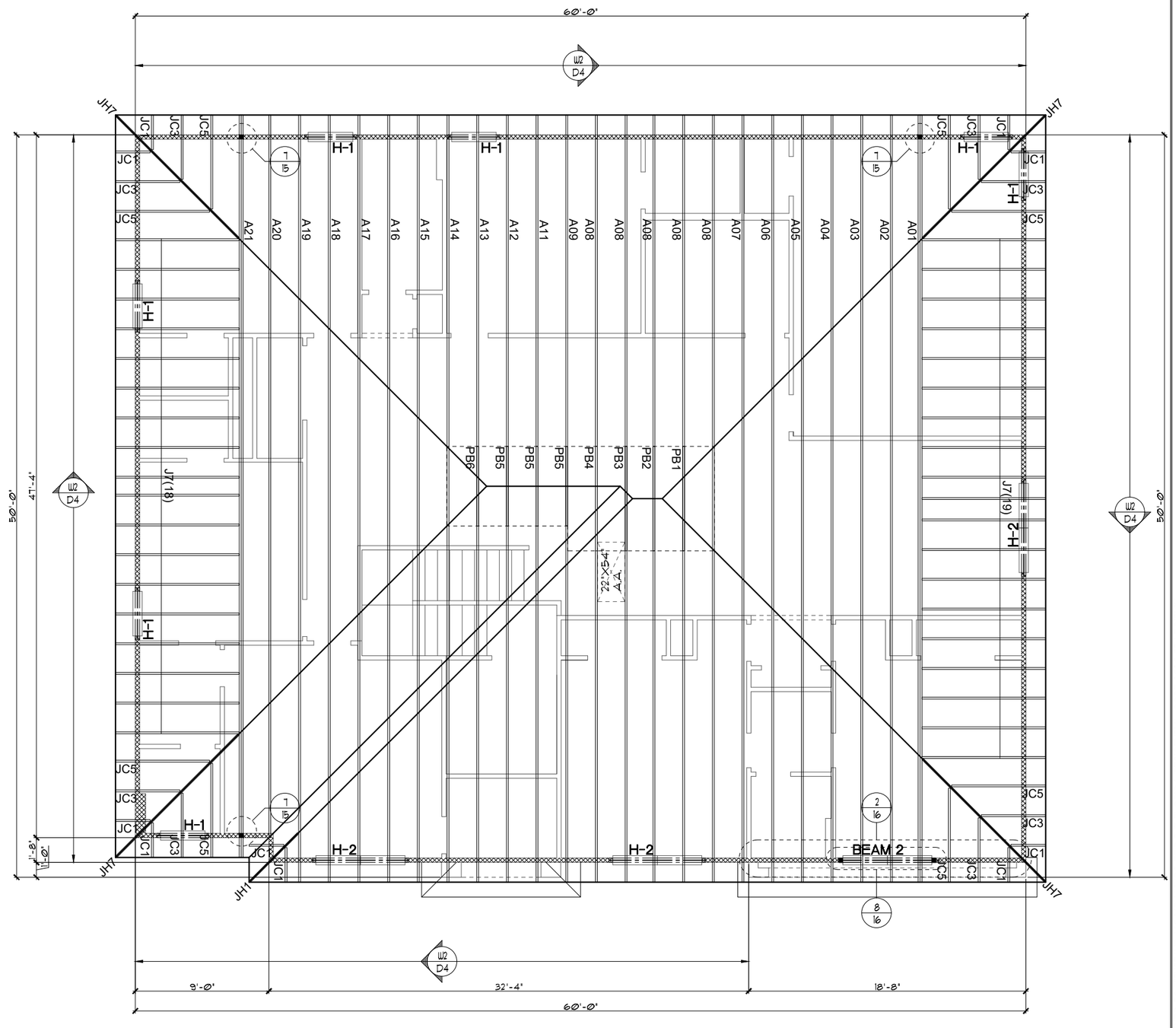
6. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR TRUSS PLACEMENT & TRUSS TO TRUSS CONNECTIONS.
7. TILE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH ED. R905.3
   OR
   SHINGLE ROOF: UNDERLAYMENT TO BE INSTALLED IAW FBCR 2020, 7TH ED. R905.1.1



UPPER TRUSS LAYOUT "A"

1/8"=1'-0" (11X17) 1/4"=1'-0" (22X34)

Item 4.

BY: DH
LA: 02-11-22

BY: DH
REVISIONS 02-11-22

CODE 2020

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DREAM FINDERS

LOT SPECIFIC INFORMATION

UPPER TRUSS LAYOUT

5058 WIMBERLEY

DREAM FINDERS HOMES

DATE 02-28-20
SCALE AS NOTED
DRAWN RDC
JOB 5058

119

T2A.0

OF 0 SHEETS

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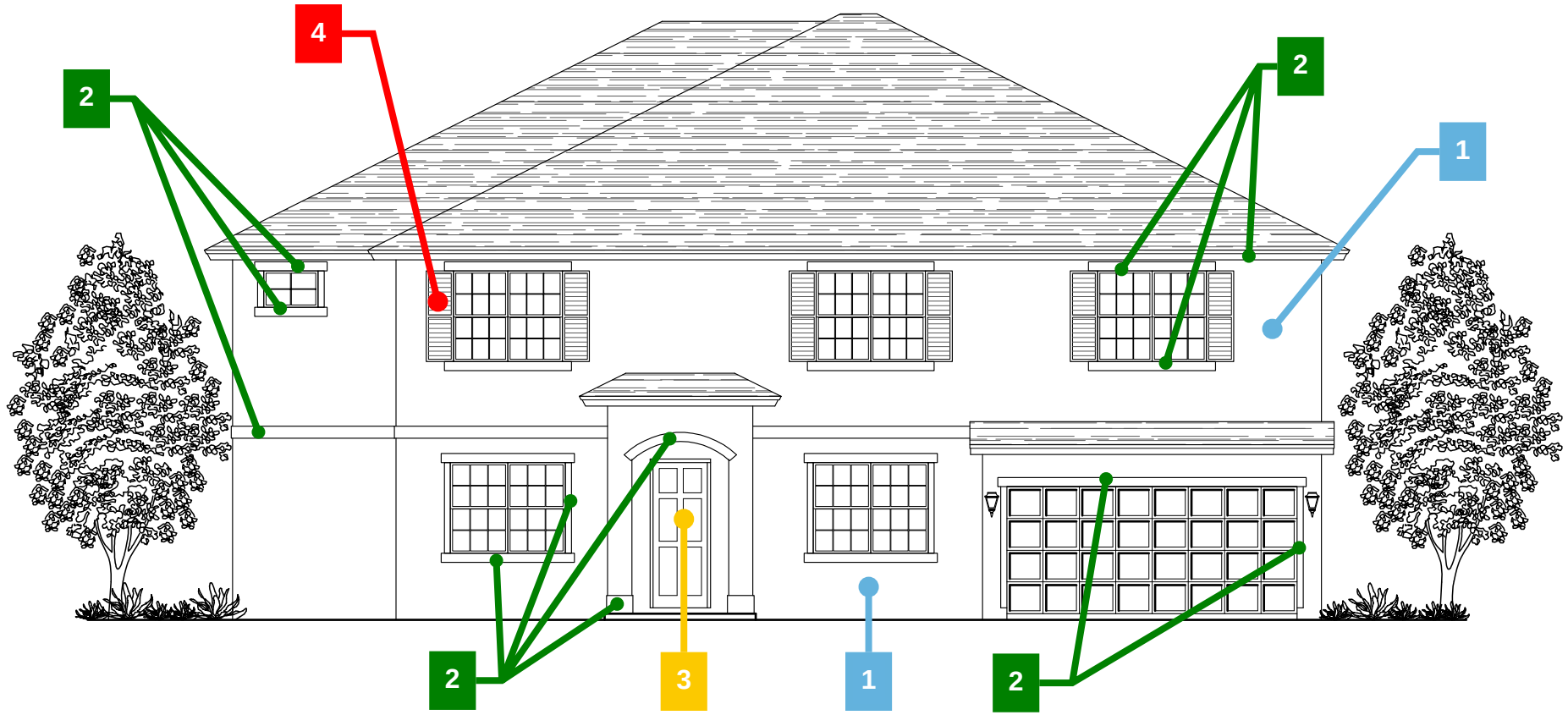
Color 1: Body
Color 2: Trim
Color 3: Door
Color 4: Shutter/ Accent



DREAM FINDERS HOMES WIMBERLEY ELEVATION A